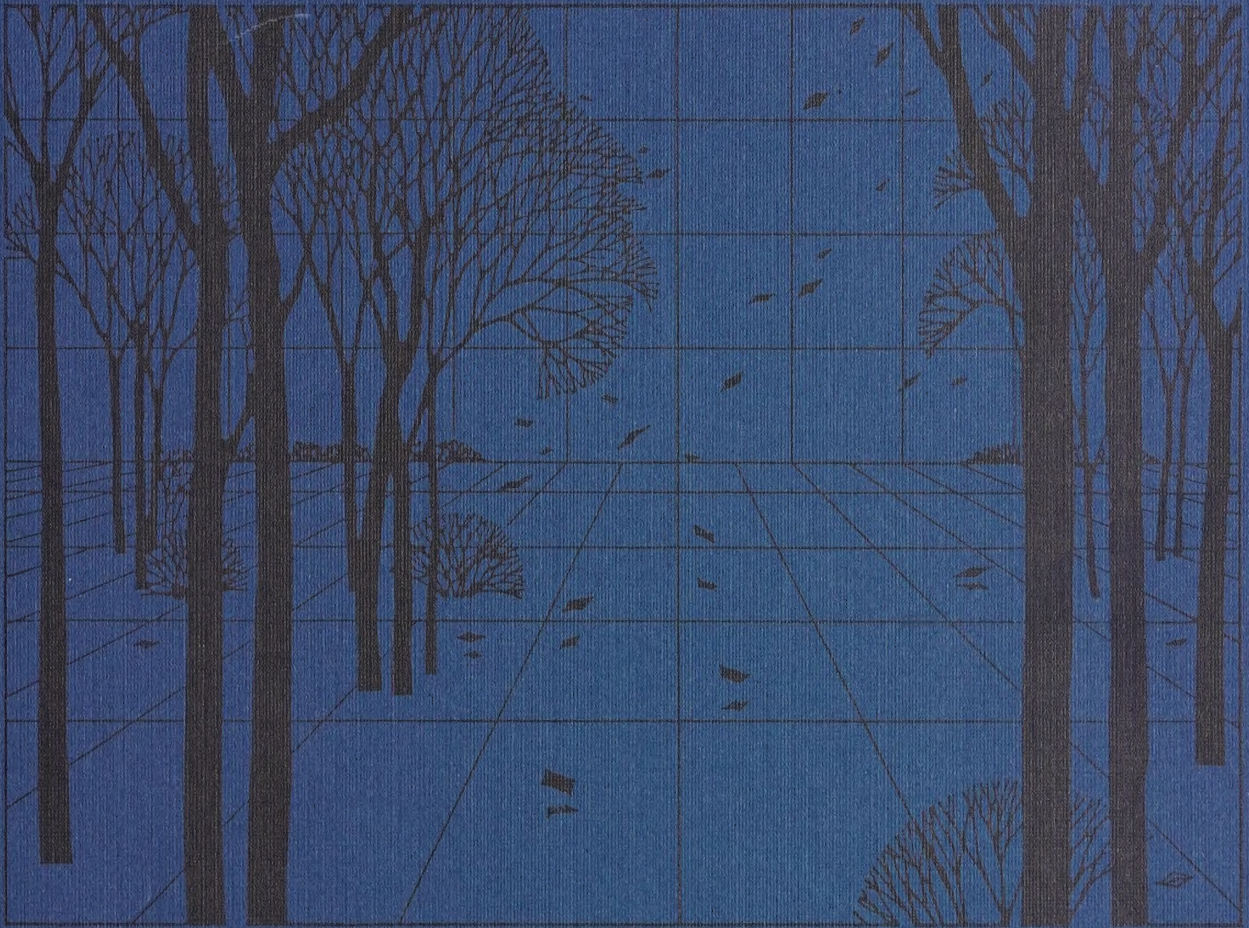


# CITY OF WOODLAND



## Policy Plan

INSTITUTE OF GOVERNMENTAL  
STUDIES, U.C. BERKELEY

MAY 1988

REVISION 1.7 BY [illegible]

1988







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## ACKNOWLEDGEMENTS



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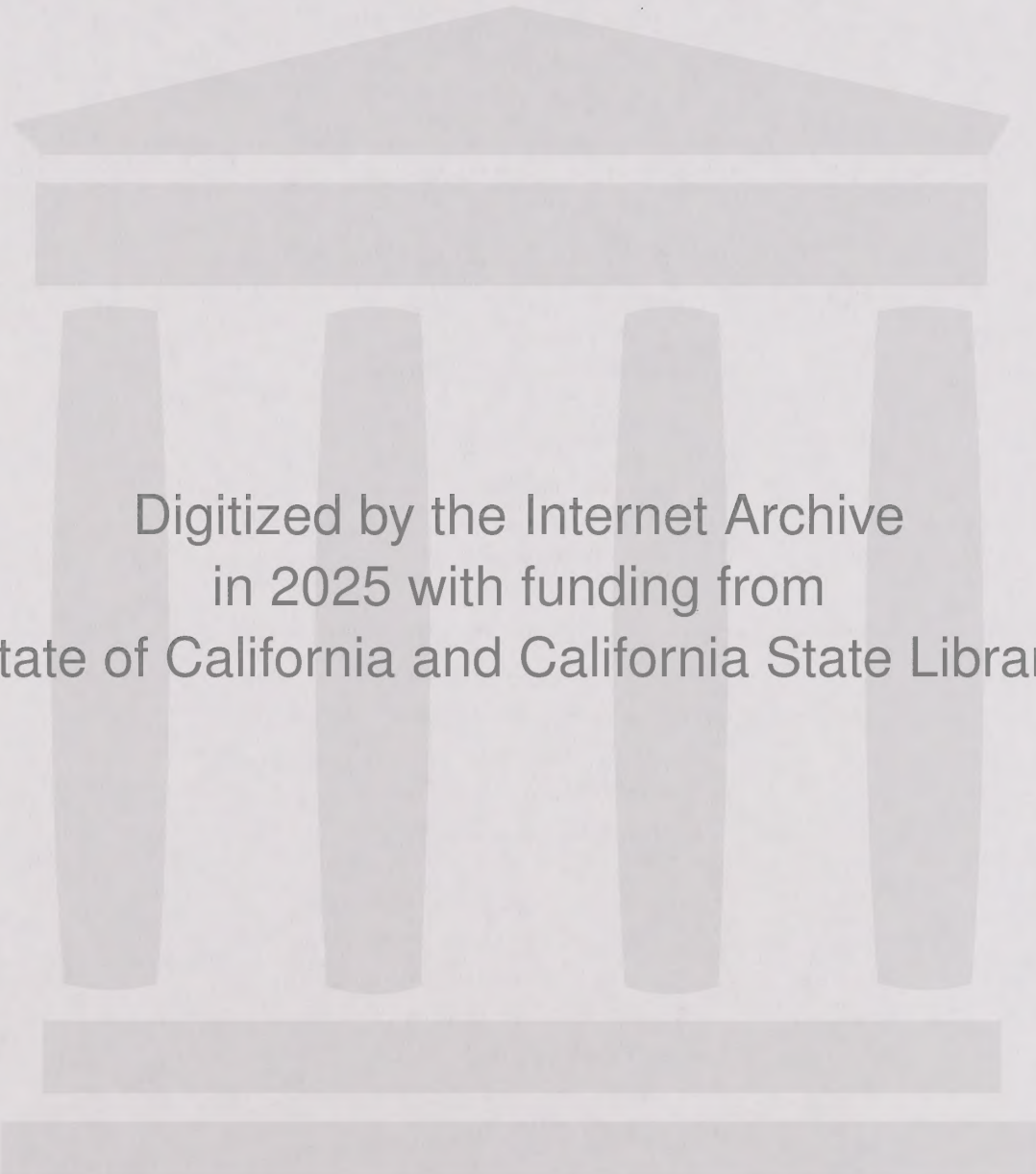
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Adopted by City Council  
December 20, 1988  
Resolution No. 3437

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# TABLE OF UPDATES

DATE	SECTION (S)	AUTHOR
February 1988	All Sections	Woodland Community Development Department QUAD Consultants Balfrey and Abbott Brown Buntin Associates DKS
October 1988	All Sections	Woodland Community Development Department QUAD Consultants Balfrey and Abbott



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\*NOTE: Any tables referenced in the General Plan, and not included in this table, are located in the Data Base.



## *Introduction*







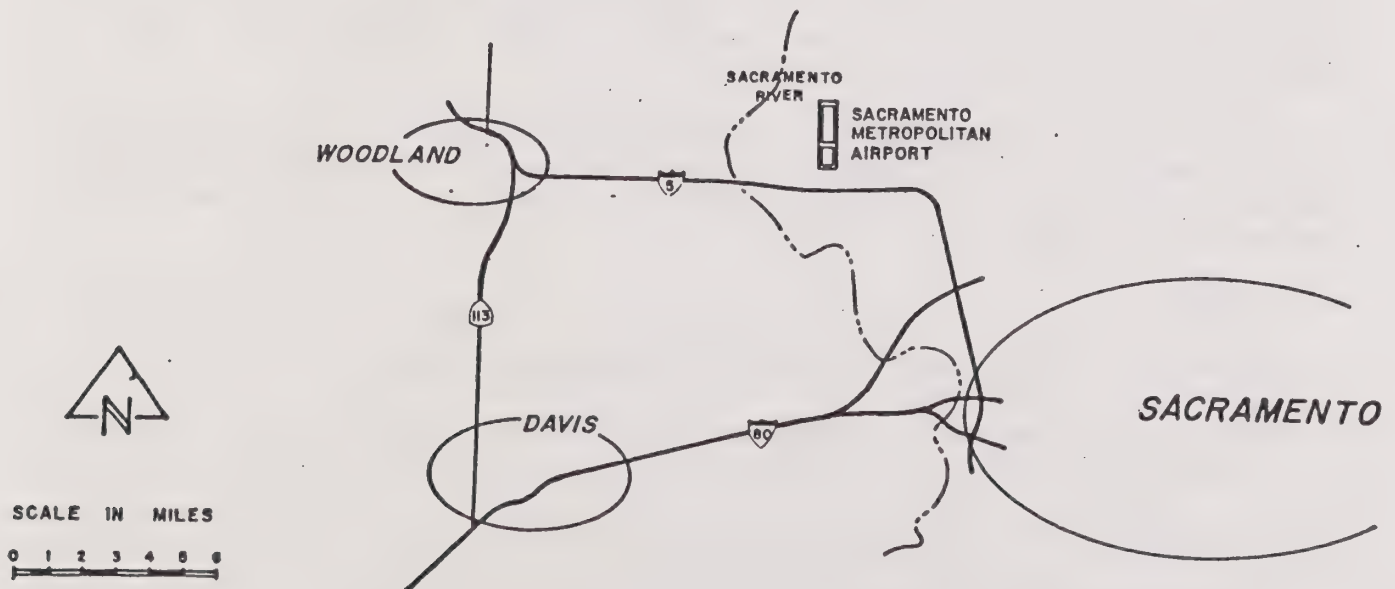
## 1.1 LOCATION AND COMMUNITY PROFILE

The City of Woodland is located within Yolo County approximately 20 miles northwest of Sacramento, six miles north of Davis and seven miles south of the Sutter County line as shown on Figure 1.

Woodland is the second largest incorporated City in Yolo County with a population of 36,941 as of January 1, 1988. It is the county seat of Yolo County and is classified as a central city within the four county Sacramento Metropolitan Statistical Area which includes El Dorado, Placer, Sacramento and Yolo Counties.

Woodland was settled in 1853 and incorporated in 1871. The settlement grew as it attracted others who found farming a profitable venture. Agriculture has always been an important factor in Woodland's economy. Woodland today is still largely a "City of Homes" as it was known in the early 1900's. Factors contributing to Woodland's prosperity have been rich soil and a good climate, the relocation of the county seat to Woodland and the establishment of a good transportation network. These factors are still important in viewing Woodland's future although its reliance on agricultural activity has diminished.

The City has maintained records of population growth since 1870. The overall growth rate for the years 1975 through 1984 was 2.79 percent. The City has used the growth projections prepared by the Sacramento Area Council of Governments which are 2.06 percent per year. This growth rate, though, may be affected by many factors including the growth pressures from the Natomas Area, the growth rate of the City of Davis, family size and the City's own internal policy decisions.



VICINITY MAP

## 1.2 HOW TO USE THE GENERAL PLAN

The General Plan is a comprehensive long-term document, covering all territory within the City of Woodland and adjacent related lands within Yolo County, while reflecting the needs of the regional population.

"An adequate general plan is one that serves as a useful guide for local decision making." It also meets the minimum requirements of state law:

- \*addressing each issue prescribed by state law as it applies to the community;
- \*addressing each issue through data and analysis, policy and implementation program; and
- \*maintaining internal consistency among its components.

There is also a "common sense" standard of adequacy which requires that the General Plan focus on issues of greatest local concern. It is to be a clear and useful guide for decisionmakers and citizens and is to be available for all those concerned with the community's development.

California law requires the City to adopt a general plan "for the physical development of the City and any land outside its boundaries which...bears relation to its planning. The role of the General Plan is to act as the "constitution" for development, the foundation upon which all land use decisions are based. A general plan is not merely a "wish list" or vague view of the future of the community; it must provide concrete direction for decision making."<sup>1</sup>

The Goals, Policies and Implementation Measures of this General Plan have been prepared based upon a consistent set of data. The data are provided in a separate volume titled "Woodland Data Base." The Data Base is updated on a regular basis. Should conditions significantly change, the City shall consider modifications to the General Plan in response to the change. It is recommended that the City review the General Plan annually and conduct a thorough review every five years.

The General Plan, as the City's constitution, provides the authorization for various implementing regulations, guidelines and procedures. Figure 2 graphically portrays the relationship of the General Plan to the City's implementing documents.

## 1.3 FORMAT

The General Plan format will consist of three sections:

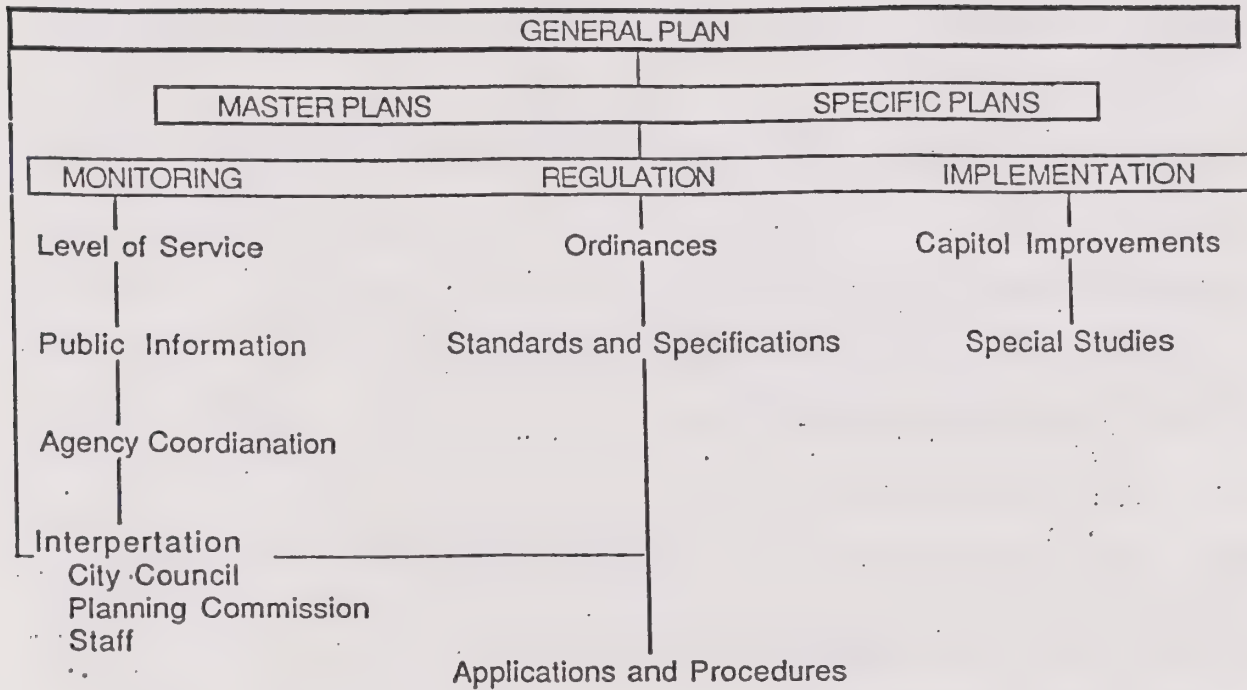
- 1) A policy document comprising the required and elective elements including goals, objectives, policies and implementation program;
- 2) the Level of Service Plan; and
- 3) the Data Base used to generate the policy document.

---

<sup>1</sup>California General Plan Guidelines.



FIGURE 2



#### 1.4 POLICY AND AUTHORIZATION

California law provides that the General Plan must address seven elements.<sup>1</sup> These elements are:

- The LAND USE ELEMENT
- The CIRCULATION ELEMENT
- The HOUSING ELEMENT
- The OPEN SPACE ELEMENT
- The CONSERVATION ELEMENT
- The NOISE ELEMENT
- The SAFETY ELEMENT

In addition, Woodland has adopted the following two elements:

- The PARKS AND RECREATION ELEMENT and
- The HISTORIC PRESERVATION ELEMENT

The elements which follow are written in conformity with state law and the General Plan Guidelines.

#### 1.5 STATE AND FEDERAL REGULATIONS

There are several State and Federal regulations which impact planning policies within the community. The major laws are as follows:

##### California Surface Mining and Reclamation Act

The Surface Mining and Reclamation Act (SMARA) was enacted to ensure that:

- Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a useable condition.
- The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage and aesthetic enjoyment.
- Residual hazards to the public health and safety are eliminated.

##### California Endangered Species Act

The State of California has adopted the California Endangered Species Act (CESA) as a mechanism to ensure and/or encourage consultation with the California State Department of Fish and Game (DFG) when and where proposed projects may potentially affect state listed threatened or endangered species.

---

<sup>1</sup>Government Code Section 65302



Project sponsors or lead agencies other than a state lead agency may informally consult with DFG on any project. However, where a state agency is acting as the lead agency pursuant to the California Environmental Quality Act (CEQA), CESA requires the DFG to issue written findings regarding the effects of the proposed project, whether habitat destruction, taking of or jeopardy to any threatened or endangered species may occur. CESA further requires state lead agencies to adopt reasonable and prudent alternatives or if those are found infeasible, reasonable mitigation and enhancement measures for projects which would minimize adverse impacts to the listed species or its habitat.

To the extent that state listed threatened or endangered species, or their habitats, do now exist or are determined to exist within the Woodland General Plan Area, the provisions of this act will apply.

#### California Environmental Quality Act

The adoption of a general plan, element or amendment constitutes a project under the California Environmental Quality Act (CEQA) and the state EIR Guidelines. If it is determined from the initial study that any aspect of the proposed general plan document or amendment either individually or cumulatively, may significantly affect the environment, the City must prepare an Environmental Impact Report (EIR).

#### Section 216, California Vehicle Code

The California Vehicle Code sets noise emission standards for new vehicles, including autos, trucks, motorcycles and off-road vehicles. Performance standards are also applied to vehicles operated on public streets and roadways.

#### Title 24 of the California Administrative Code

Title 24 regulates interior noise levels within multiple-occupancy structures affected by noise from traffic, aircraft operations, railroads and industrial facilities. The State Penal Code (Section 415) prohibits loud and unusual noise that disturbs the peace, while the Civil Code defines public nuisances which may be caused by noise. The California Environmental Quality Act includes noise as one of the factors in determining environmental impacts.

#### Federal Endangered Species Act

The U.S. Endangered Species Act (as amended in 1982) states as its purpose "to provide a means whereby the ecosystems upon which endangered species and threatened species depend may be conserved, to provide a program for the conservation of such endangered species and threatened species, and to take such steps as may be appropriate to achieve the purposes of the treaties and conventions set forth in Subsection (a) of this section." To achieve this goal, the act, pursuant to Section 9 as contained therein, it is unlawful for any person subject to the jurisdiction of the United States to:

- Import any such species into, or export any such species from the United States.

\*Take any such species within the United States or the territorial sea thereof.

\*Possess, sell, deliver, carry, transport or ship, by any means whatsoever, any such species taken in violation thereof.

In this regard, the term "take" is specifically defined as follows:

Section 3 (19). The term "take" means to harass, harm, pursue, hunt, shoot, wound, trap, capture or attempt to engage in any such conduct.

Further, administrative interpretations of harass or harm have extended statutory protection to the habitats of threatened or endangered species. Violations of the act may result in criminal or civil penalties or both.

To the extent that federally listed threatened or endangered species, or their habitats, do now exist or may be shown to exist within the Woodland General Plan Area, the provisions of this Act will apply.

#### The Clean Air Act

The Federal Environmental Protection Agency (EPA) has responsibility for enforcing, on a national basis, the requirements of many of the country's environmental and hazardous waste laws. EPA's activities vis-a-vis the California air pollution control program focus principally on reviewing California's submittals for the State Implementation Plan (SIP). The SIP is required by the Clean Air Act to demonstrate how all areas of the state will meet the national ambient air quality standards by specified deadlines.

The California Air Resources Board (ARB) was created in 1968 by the Mulford-Carrell Air Resources Act. ARB's primary responsibilities are to develop, adopt, implement and enforce the state's motor vehicle pollution control program; to administer and coordinate the state's air pollution research program; to adopt and update as necessary the state's ambient air quality standards; to review the operations of the local air pollution control districts; and to review and coordinate preparation of the State Implementation Plan.

Air pollution control districts (APCDs) are the most local form of air pollution control agencies. Air pollution control districts in California have principal responsibility for developing plans for meeting the federal ambient air quality standards and for developing control measures for stationary sources of air pollution necessary to achieve and maintain both state and federal air quality standards.

Local and regional planning agencies, typically comprised of city and county representatives from a region, were brought into the air pollution planning process by the 1977 Clean Air Act amendments. The 1977 amendments required that air pollution planning efforts be coordinated with other local planning efforts. The purpose was to ensure that population and traffic projections developed by local planners were consistent with the same projections used by air pollution control agencies. Through the involvement of local planning agencies, local governments are expected to participate in the air pollution



control planning process and to implement land use and transportation control measures that minimize air pollution.

Local government involvement in the process is usually coordinated by a Council of Governments (COG). Local governments, who are members of the COG, are expected to implement land use and transportation related control strategies that are recommended by the Sacramento Area Council of Governments (SACOG).

#### Federal Clean Water Act

The U.S. Clean Water Act objectives are to restore and maintain the chemical, physical, and biological integrity of the Nation's waters. Clean Water Act Section 404 permits are now required for the placement of fill and/or dredged material in the Nation's navigable waterways and their associated wetlands.

"Wetlands" are presently determined by the Army Corp of Engineers for the purposes of asserting Section 404 permit authority. Therefore, to the extent that "wetlands" do now exist or are determined to exist in the General Plan Area, a Section 404 permit issued by the Army Corp of Engineers will be a prerequisite for construction of any project which proposes to place fill or dredged material in waterways or their associated wetlands.

#### Executive Order 11988, Floodplain Management

#### Executive Order 11990, Protection of Wetlands

#### CEQ Memorandum on Analysis of Impacts on Prime or Unique Agricultural Lands

#### California Land Conservation Act (Williamson Act)

In 1985 California quietly witnessed the twentieth anniversary of the enactment of the Williamson Act. The Act provides that local governments may enter into contracts with owners of agricultural or open space land. The landowner agrees to restrict use of the property to agriculture, open space, or related uses during the term of the contract. Contracts are automatically renewed each year, and remain in effect for at least ten years. In return, the local government agrees to establish an agricultural preserve, and base property tax assessments on the restricted uses of the land.

Under the applicable statutory provisions, in order for a City or County to grant a cancellation, either of the following findings must be made:

- a. The proposed cancellation must be consistent with the purposes of this Chapter (Gov. Code Sec. 51282) and
- b. Cancellation is in the public interest

In the case of consideration of a contract to be entered into by a County, the County must give notice to a City for lands within one mile of exterior boundaries of the City. If the City files a resolution of protest with LAFCO and the LAFCO makes appropriate findings, then the contract can be cancelled upon annexation. Otherwise, regulations regarding agricultural preserves remain in effect upon annexation into the City limits.

## 1.6 THE PLANNING PROCESS

In 1937 a City Planning Commission was created. A Zoning Ordinance was developed and adopted in 1938. It was revised in 1949, 1963 and 1974.

Woodland's first General Plan was adopted in 1958 and, although amended a number of times, served the City until 1979.

In 1974 the City Council appointed a 38-person citizen's committee called the Woodland Area General Plan Citizen's Advisory Committee (WAGPCAC) to assist the Staff in the preparation of a new general plan. The Plan, consisting of 11 elements, took four years to complete. One year of study meetings and public hearings followed before adoption on August 7, 1979. A total of 170 meetings over a five-year period were held.

A new Subdivision Ordinance was adopted in 1981 replacing the Ordinance adopted in 1954. This Ordinance is periodically amended to reflect changes in the State Subdivision Map Act.

A new Zoning Ordinance was adopted in 1983 to implement the 1979 General Plan. Density and development standards were modified and several new zoning categories were created and others were eliminated.

On June 11, 1986, approximately 120 people attended the City sponsored 2002 Conference. The participants included elected representatives, business people, community activists, interested citizens, educators and public officials. The group spent one full day discussing the future development of Woodland. The "consensus" opinions from that conference have been incorporated into the general goals of this General Plan.

The Woodland Chamber of Commerce appointed a General Plan Review Committee to review the General Plan. The Committee met nine times and submitted a list of policy statements and recommendations to the Planning Commission.

The Planning Commission held weekly study meetings throughout the last two years (1987 and 1988) to receive public input and review the various elements.

On September 21, 1988 the City conducted a Woodland 2002 Revised meeting to solicit community comments on the updated General Plan.



*Summary of Elements*





## 2.1 GENERAL

The City of Woodland was incorporated as a City in 1871 encompassing 1.145 square miles and containing approximately 1,600 people. Today, the City is 9.2 square miles in area and is home to 36,941 people. It is centrally located within Yolo County and is the second largest incorporated city in the County. It is the County Seat of Yolo County and is classified as a central city within the four county Sacramento Metropolitan Statistical Area.

Woodland, while incorporated in 1871, was actually settled in 1853. The settlement grew as it attracted others who found farming a profitable venture. Agriculture early on played a most important factor in Woodland's economy. Woodland today is still largely a "City of Homes" as it was known in the early 1900's. It has also retained its image as the "City of Trees" with a major tree planting and maintenance program along all residential streets.

Factors contributing to Woodland's prosperity have been a rich soil, good climate conditions, the relocation of the County seat to the City of Woodland, and the establishment and location of a good transportation network. These factors are still important ones in viewing Woodland's future although its reliance on agricultural activity has diminished.

The people of Woodland view their community as "comfortable" with a quality of life worth preserving. There is a concern that outside influences beyond the City's control could threaten the qualities which have made Woodland what it is today. It is important that Woodland grow yet retain its existing level of services as well as its "small town" flavor. This plan is to guide the City's growth and protect those qualities of life which the community deems essential to Woodland past and future.

## SUMMARY OF THE CITY'S GOALS

The following goals of the Plan provide the policy direction for the development of the community:

1. To preserve prime agricultural lands.
2. To preserve and enhance the historical features of the Woodland area.
3. To achieve an orderly pattern of community development consistent with economic, social and environmental needs.
4. To promote the provision of adequate housing including a variety of housing sizes and types for all persons in the community regardless of income, age, race or ethnic background.
5. To provide for a range of services to maintain an acceptable quality of life for all community residents.
6. To provide for a diversity of transportation modes for all people.
7. To provide a diversified economic base for all residents.
8. To define a downtown district and develop it into an attractive functional area.
9. To develop a wide range of recreational facilities and activities which meet the needs of citizens of all ages.
10. To improve the quality of the environment.
11. To insure a high level of quality and safety in all community development.
12. To provide diverse educational opportunities for all including planning for adequate school facilities.
13. To retain "small town" flavor.
14. To maintain industrial/residential balance.
15. To maintain levels of service as identified in the Level of Service Plan.



*Land Use*





## 2.2 LAND USE ELEMENT

The organization of the Land Use Element is as follows:

- I. INTRODUCTION: The general statement of the intent of the element.
- II. CRITERIA FOR LAND USE PROPOSALS: Identification of trends, capacities and areas of concern which serve as the basis for land use decisions.
- III. THE LAND USE PLAN: The plan for land use patterns on a general and specific area basis with specific directives for future growth and density standards.
- IV. SUMMARY TABLES: Four tables summarize land use information.
- V. PROCEDURES AND METHODS FOR IMPLEMENTATION: Identification of implementation measures both short and long term.
- VI. GOALS, OBJECTIVES AND POLICIES: Statements which direct land use policy and decision-making.

### I. Introduction

#### A. General

The Land Use Element is the key component of the Woodland Area General Plan. This element deals with the present and future use of the valuable resource, land. It is here that other elements of the General Plan are brought together and coordinated to formulate a unified plan for the preservation and enhancement of the quality of life for the present and future residents of Woodland.

The California State Government Code, Section 65302(a) provides the authority for and requires the preparation of a Land Use Element for all City and County General Plans as follows:

A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas.

Woodland's first General Plan was adopted in 1958, and although amended a number of times, served the City until 1979. A new General Plan was approved by the City Council on August 7, 1979.

Nine years have passed since adoption and the City now needs to consider the changing needs and attitudes of the community by updating the General Plan.

#### B. Scope

This element addresses land uses in the entire General Plan Area but the major emphasis is placed on the area within the urban limit line where future urban growth will occur.

The objectives of this element are to:

1. Identify present and future trends and capacities of the area,
2. Identify key land use issues,
3. Develop standards, criteria and future land use patterns and categories in relationship to social, economic and environmental goals and policies and to the existing land use pattern, and
4. Develop goals and policies for future land use.

Again, the focus of this element is the City of Woodland and its varied land uses. General reference and direction is also provided for the areas beyond the City and its urban limits. The emphasis of the plan is toward orderly urban development to meet the needs of the community within a defined land area and to encourage the continued wise use of our agricultural resources in the area beyond the urban limit.

#### C. Definition of Terms

In the course of this text a number of terms are used. The following is a list of general terms to assist the reader in understanding the element.

##### AGRICULTURAL PRESERVE:

Prime agricultural land as defined by the California Land Conservation Act of 1965 specifically designated by contract or zoning for continued agricultural production.

##### DENSITY STANDARDS:

A designation, generally applied in residential areas, of the number of housing units that may occupy an acre of land. Density standards also relate to population or an average number of residents per unit of area per gross area.

##### GENERAL PLAN AREA:

The land area within the City limits and that land outside which in the City's judgment bears relation to its planning.



GENERAL PLAN:

A comprehensive long-term directive text and map for the physical development of the City and the land outside its boundaries which in the City's judgment bears relation to its planning. This plan addresses seven mandatory and two permissive elements as provided in the State Government Code. The plan is divided into three documents: 1) Policy Plan; 2) Level of Service Plan; and 3) the Data Base.

LAND USE:

The occupation or reservation of land or water area for any human activity or any defined purpose. It also includes the use of the air space above the land or water and subsurface uses.

PHASES:

Interim urban limits established by location and availability of services and designed for the purpose of directing orderly growth.

PUBLIC SERVICES AND FACILITIES:

Services and the like provided through government agencies, school districts, special service districts, public utilities and specially contracted private firms for the health, safety and convenience of the residents and users in the area.

SEWER SERVICE BOUNDARY:

The limit within which sanitary sewer service can be provided based on the existing capacities of the sewer lines to the City's waste water treatment facilities.

SPHERE OF INFLUENCE:

A plan for the probable ultimate physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) Government Code Sec.56076. The 10 and 20 year Sphere of Influence boundaries do not necessarily coincide with the City's Urban Limit Line or general plan area boundaries.

URBAN DEVELOPMENT OR GROWTH:

Any improvement of the land which results in the need for urban services; i.e., sewer, water, fire protection, schools, drainage system, police protection, etc.

URBAN LIMIT LINE:

A line beyond which urban development is not planned or permitted. An urban limit line does not necessarily coincide with the boundaries of the General Plan Area.





## II. Criteria for Land Use Proposals

### A. Basis for Criteria

Woodland still has a small town character stemming from its farm-oriented beginnings which its residents wish to maintain together with a sound economic base of business and industry.

The general City goals as enumerated on page 12 are designed to assist in maintaining this character and to guide the orderly growth of the community for the next twenty-two years:

Current data together with population projections, demographic trends, capacities of services and constraining factors relating to location and availability of land for future urban use form the basis for the land use decisions contained in the land use plan.

### B. Population Projections

Population projections for Woodland and Yolo County have been developed by the State Department of Finance and the Sacramento Area Council of Governments (SACOG). These are shown in Table 1 on Page 18.

For the County of Yolo and the City of Woodland, population increases will relate to the growth trends of the Sacramento Metropolitan Area in general and the North Natomas, Sacramento Metro Airport and Davis, including the campus at the University of California at Davis, areas in particular.

Woodland's population is projected to increase at an annual growth rate of 2.06%. This will result in a population of approximately 56,000 in the year 2010. In the event that this growth rate is exceeded substantially, the City will need to reevaluate the policies of this plan.

### C. Demographic Trends

Initially, the population is projected to increase at an annual rate of 2.6% but will decrease to a rate of 1.5% by the year 2010.

There has been a trend toward smaller family size during the past ten years. The State Department of Finance projects the average household size in Woodland to decline from 2.78 in 1980 to 2.60 in the year 2010. There appear to be several factors involved: more young adults living alone, families having fewer children and older adults living in their own units.

### D. Economic Trends

The cost of land has risen rapidly in recent years and is expected to continue. Similarly, the cost of construction, and the resultant cost of housing is rising at a rate which exceeds that of family

TABLE 1  
POPULATION PROJECTIONS FOR YOLO COUNTY & THE CITY OF WOODLAND  
1988

Year (July 1)	County		City	
	Population	Percent Change	Percent Change	Population
1980	113,374			30,235
		7.6	9.3	
1985	122,002			33,034
		7.9	12.6	
1990	131,693			37,203
		7.1	10.7	
1995	141,012			41,197
		6.2	10.7	
2000	149,689			45,619
		5.2	10.7	
2005	157,505			50,515
		4.6	10.7	
2010	164,815			55,937

Source: Sacramento Area Council of Governments and the State Department of Finance.

incomes. This trend in housing costs affects the number of families who can afford to buy homes. This trend has resulted in smaller lots, smaller detached homes, alternative housing types and increased densities.

The sales prices of starter homes or homes priced in the lower third of the housing market in Woodland are generally \$75,000 to \$100,000. The mid-priced homes are generally \$100,000 to \$150,000 and the upper range homes are \$150,000 or more.

#### E. Resource Conservation Trends

During the past decade there has been an increasing awareness of natural resources, their role in our lifestyle and the need to use them wisely. Among these are prime agricultural soils, energy sources, water and air.

Prime agricultural soils represent perhaps the single most valuable natural resource in the Woodland Area. Approximately 65 percent of the General Plan Area is classified as Class 1 and 2 soils. The concern stems from the fact that each year farmland is lost due to urban development, soil destruction and other causes. It is critical that Woodland, which is situated on these prime soils, be aware of this resource and the effect of future development on this resource.

Energy resources today center on fossil fuels which are limited resources that are being used at rates far exceeding their reproduction. Nuclear, solar and hydroelectric energy sources have supplemented fossil fuels. Ways do exist to reduce demands on our energy resources, including the demands related to transportation, and to heating and cooling systems in homes and businesses. It is important to design energy conservation into our structures and overall development. With a trend toward higher costs for energy and the reduced availability of the standard resources our lifestyle is bound to be affected.

Water resources became a particular concern during the 1976-77 drought years in California. Water is an essential element in our living environment and demands wise use.

Population growth in the Sacramento Metropolitan Area, of which Woodland is a part, has brought with it an increase of vehicle and industrial pollutants into our air. Air quality in the Sacramento Air Basin has declined in recent years and, like other parts of the state and nation, we are experiencing the short-range effects of air pollution and are subject to the unknown long-range effects. While much of the protection of our air resource must be regulated at state and national levels, the problem must be considered at a local level.

A man-made resource also attaining increased recognition is the historic and cultural resources. The significance of this resource is recognized in the Historic Preservation Element.



## F. Levels of Service

Establishing levels of service for the City of Woodland allows an assessment of the growth impacts which result from implementation of the General Plan. This enables the City to gauge the practical and financial feasibility of plan implementation and comparisons to present conditions with regard to services, infrastructure and other community resources. The level of service is determined by the quality of community resources and the availability of services and infrastructure to serve existing and future development. The level at which additional services and infrastructure are needed to serve new development establishes the carrying capacity.

The maximum level of increased development that each plan area can accept at present levels of service and infrastructure are estimated and compared to current general plan designations. This allows a determination as to whether currently established development densities can be served by existing service and infrastructure capacities.

The base year establishing the service and infrastructure levels of service, from which the City will plan for needed additional capital improvements, is 1987. This enables the City to make decisions regarding infrastructure and financing and provide for the on-going monitoring of development and capital improvement programs.

The Level of Service Plan provides the following:

- Identification of minimum levels of service,
- Tracking (monitoring) existing usage of services,
- Identification of deficiencies in levels of service,
- Identification of the need for facilities, services and personnel,
- Early warning system to identify when services are nearing capacity.

Services are described and monitored City wide and where possible by planning area. The Level Of Service Plan addresses such services as:

- Wastewater
- Domestic Water
- Storm Drainage System
- Refuse and Disposal Collection System
- Traffic and Circulation
- Parks and Recreation
- Energy
- Communications Systems
- Library
- Schools
- Police Services
- Fire Protection
- Administrative and Development Services

## G. Education and Library Services

### LIBRARY

- . The library is the major provider of information that remains free and accessible to everyone.
- . The Woodland Library serves residents of both the County and the City.
- . 13,000 people hold library cards and check out 190,000 volumes a year.
- . The library is open 60 hours a week including six days and four evenings.
- . Library staff includes three professional librarians, one part-time librarian and 11 full and part time support staff.
- . The library has 120,000 books, and other materials in its collection.

The library has recently been expanded. The new library includes the following:

1. Adequate study and lounge seating.
2. The reference desk.
3. An agricultural, commercial, and industrial reference section.
4. An expanded Spanish language section.
5. A community room.
6. A new elevator to make all service accessible to everyone.

The library is also the agency responsible for administering the City Literacy Program which has been quite successful in tutoring individuals in the community with little or no reading skills.

### SCHOOLS

The Woodland Joint Unified School District provides K-12 education in the Woodland area to 7,152 students in 1988, including students enrolled in Greengate School. The district covers 305 square miles. Eight elementary schools, two junior high schools and one senior high are located within the present City limits. The Yolo County Superintendent of Schools operates the Greengate School for exceptional children. In addition, there are six private/parochial schools providing alternative educational opportunities for approximately 800 students. There is also a Woodland campus of Yuba Community College.

A Facilities Master Plan has been prepared for the Woodland Joint Unified School District which projects enrollments and facilities needs through 1997. A new K-6 school opened this school year in the south-east part of Woodland but funding for additional facilities is a continuing problem.

#### H. Child Care Services

The need for child care facilities and programs presently exists and is expected to intensify as the population and the work force increase. Expanding employment opportunities will create the need for conveniently located child care facilities in residential, commercial and industrial areas. Child care centers and licensed day care homes within the City have a capacity for 748 children.

Data Base population figures indicate that in 1980 there were 4,868 children in Woodland under the age of nine (9), an increase of 824 over 1970 figures (an increase of 20.3%).

### III. The Land Use Plan

Section 15 of the Data Base discusses the past and existing conditions of the Woodland Area. The land use directives of this section are directed toward the attainment of the goals of the General Plan and are intended to serve as the foundation upon which City and County policy is made and future plans and proposals are assessed.

#### A. The General Plan Area

The area of land to which this plan addresses itself is that area encompassing approximately 56,000 acres of land and bound on the north by the south bank of Cache Creek, on the east by the west levee of the Yolo Bypass, on the south by County Road 27 and on the west by a line which is the extension of County Road 93 as defined on the map on Page 16. The area includes the City of Woodland and that surrounding area which bears relation to its planning.

#### B. Growth Directives

This plan directs itself to orderly growth by providing adequate services to meet the projected needs of the population through the year 2010. A population of approximately 56,000 persons in Woodland is projected for the year 2010. The plan limits the land to be devoted to urban use but does provide for future growth which will be on both prime agricultural soils and on non-prime soil where feasible.

The growth that is planned must be directed to insure an on-going supply of land throughout the time frame of the plan and to insure that the character of Woodland is maintained. As new residential units are developed, commercial and industrial businesses must grow or increase at a comparable rate to provide the necessary jobs and services.



The plan accommodates the projected growth and sets limits on population and area. The population trends indicate that the need for future expansion of the community will stabilize and the present plan will accommodate the continued needs unless additional housing is required as the result of proposed employment centers at North Natomas, Sacramento Metropolitan Airport and Elkhorn. If the City of Davis continues its current growth control policy, additional housing will be required to accommodate the projected growth at University of California at Davis (UCD).

#### C. The Urban Limit Line

The Urban Limit Line, as established, is shown on the map on page 25. It is within this 7,700-acre area that future urban-type land uses (residential, commercial and industrial) are to occur. The purpose of this line is to establish the outer boundaries for future development and to further define those areas which are to be preserved for agricultural uses. The Urban Limit Line coincides on the north, south and west with the limit of service capacities except for two areas which have been included due to existing land uses and the configuration of the parcels: (1) north of the I-5 Freeway at West Street and (2) north of the I-5 Freeway along State Route 113. The Urban Limit Line of this General Plan has been increased slightly from that of the previous General Plan because of the change in land area needs that face us today. This area is planned to meet the needs of the Woodland Area for urban growth through the 22-year time frame of this plan. The preservation of prime agricultural land is of primary concern in this community.

One parcel located at the southeast corner of County Road 101 and Gibson Road which is to be included within the Urban Limit Line is presently under Williamson Act contract and Agricultural Preserve Zone within the County. The City at this time finds the continuation of the Agricultural Preserve in this parcel is consistent with the Urban Reserve designation.

This plan recognizes the role of the City as the provider of urban services and the role of the County as the protector of agricultural lands in the General Plan Area.

The provision of services is considered to be of critical importance for the health, safety and welfare of residents and the structures they occupy. The adequacy of the sewer, storm drainage and water systems are most important. Beyond this, however, there are other needed services, including but not limited to, police and fire protection. As an example, in many commercial and industrial uses, fire sprinkler systems are mandatory under the Uniform Building Code and City Ordinance. Adequate water pressure for sprinkler systems is difficult and costly to provide by means of individual private wells. The lack of adequate water for fire protection poses potential hazards not only to uses where a fire might occur but also to surrounding uses and people who occupy them. It also places increased burdens on the suppliers of services to insure their

ability to provide adequate services. To insure that adequate levels of service can be provided, a Level of Service Plan is made a part of the General Plan. The purpose of the Level of Service Plan is to state what is the existing level of services for a variety of services being provided in the City. The City of Woodland is the provider of urban services and will continue to do so for lands within its jurisdiction.

#### D. The Sewer Service

This plan relates to a maximum population that can be served using a per capita factor for liquid waste of 125 gallons per day. These capacities relate to current water use and liquid waste generation. Future trends are anticipated to result in the same generation of sewage flows. The population capacities do take into account waste generated by commercial and industrial uses but do not include nor provide for the introduction of possible future large generators of liquid waste such as canneries and breweries. Thus, future commercial and industrial uses must be evaluated for their potential waste generation and their effects on the overall plan for the area.

#### E. Land Use Designations and Density Standards

The Land Use Plan and the General Plan Map utilize the major land use categories: Agricultural, Residential, Commercial, Industrial and other. These are generally described below and further addressed in the sections on planning areas.

##### Agricultural/Residential

In the case of the Agricultural and the Residential Categories, except for the Medium Density Residential Designation, it is assumed that the average unit contains three (3) people. In the Medium Density Residential Designation the average unit contains two (2) people.

The AGRICULTURAL CATEGORY has one land use designation which is applied to lands which are directed toward permanent agricultural uses rather than urban uses. This designation is applied to lands outside the Urban Limit Line but does not prohibit other land areas from being cultivated.

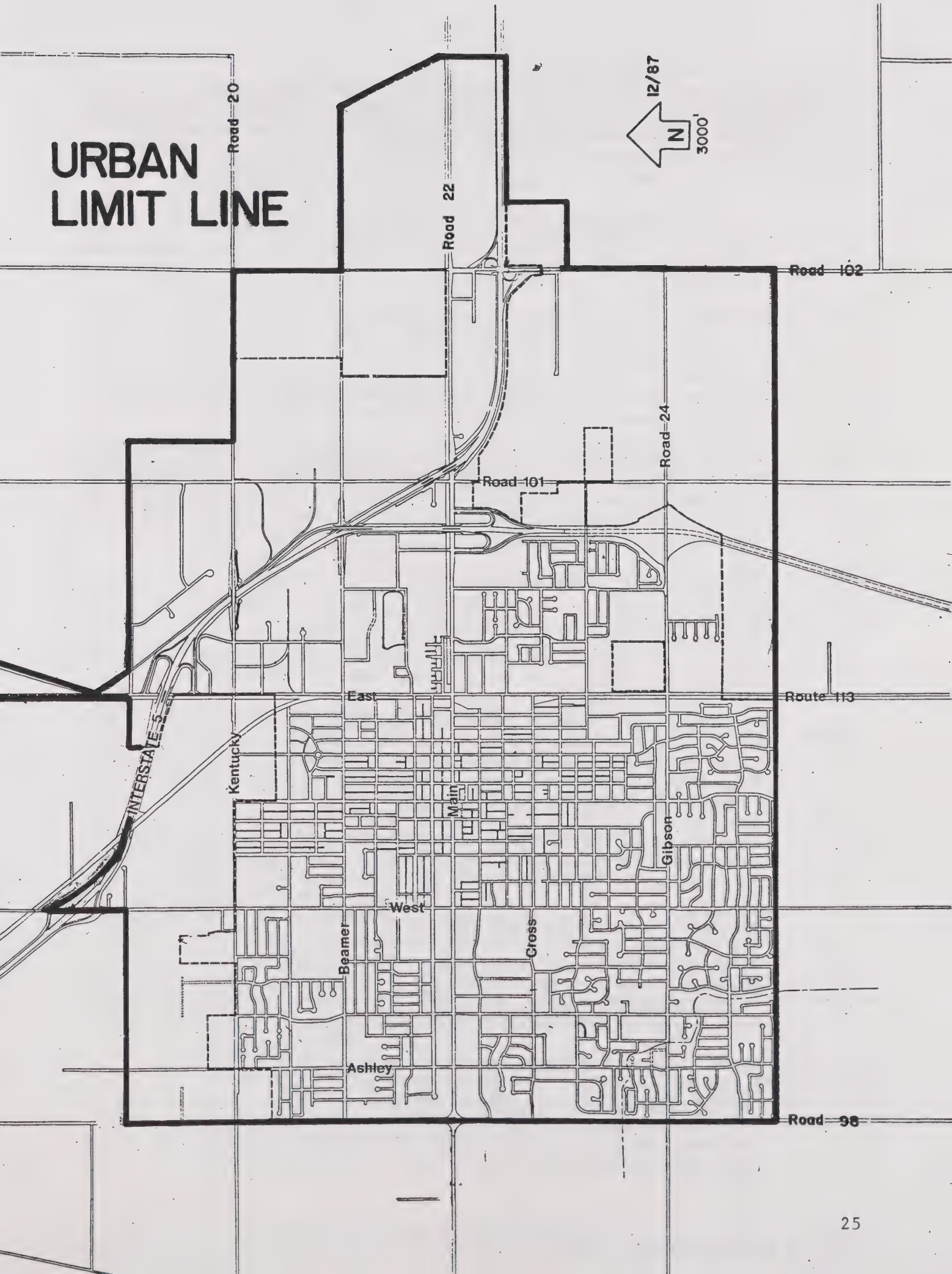
Density Range: 0-.4 units per gross acre. (.2 average).

Average Population: .6 people per acre.

Building Intensity: The uses in this category have a maximum building coverage of 40% and a height limit of 30 feet.



# URBAN LIMIT LINE





The RESIDENTIAL CATEGORY is applied to those areas which are to be devoted to residential land use of a density directed by the specific designation: Rural, Low Density, Medium/Low Density or Medium Density. The density standards set upper limits as a basis for determining service capacities.

The Rural Residential Land Use Designation is applied to areas outside the Urban Limit Line intended for residential uses and quasi-public and public uses which serve the residential neighborhood.

Density Range: 0-2 units per gross acre. (1 average)

Average Population: 3 people per acre.

Building Intensity: The uses in this category have a maximum building coverage of 40% and height limit of 30 feet.

The Low Density Residential Land Use Designation is applied to areas for residential neighborhoods consisting of single family attached and detached units, duplexes, planned unit developments within the permitted density range and public and quasi-public uses which serve the residential neighborhood.

Density range: 0-8 units per gross acre (6 average).

Average Population: 18 people per acre.

Building Intensity: The uses in this category have a maximum building coverage of 50% and a height limit of 30 feet.

The Medium/Low Density Residential Land Use Designation is applied to older residential neighborhoods where a mix of housing types has occurred due to previous land use designations and where continued conversions may negatively affect the overall low density residential character of the area, the capacity of services and the circulation system. This designation provides the same density range and use provisions as low density residential but legalizes existing multiple-family residential uses, existing nurseries, nursing and convalescent homes and hospitals to continue as uses appropriate to the designation. A Transitional Overlay Zone may be applied to portions of the areas with this land use designation. A Transitional Overlay Zone is implemented to provide for a mix of limited commercial and other non-residential uses which are compatible with the surrounding residential uses. The primary focus of this designation is residential with any transitional overlay uses being subordinated to residential uses.

Density range: 0-8 units per gross acre (6 average).

Average Population: 18 people per acre.

Building Intensity: The uses in this category have a maximum building coverage of 50% and a height limit of 40 feet.

The Medium Density Residential Land Use Designation sets aside land areas which can accommodate more intense land uses than the previous designations. Appropriate land uses include multiple-family units, planned unit developments within the permitted density range, mobilehome parks, and public and quasi-public uses. Medical and professional offices may be appropriate when found to be compatible with the surrounding neighborhood.

Density range: 8 to 25 units per gross acre (20 average).

Average Population: 40 people per acre.

Building Intensity: The uses in this category have a maximum building coverage of 50% and a height limit of 40 feet.

The COMMERCIAL CATEGORY provides land areas for commercial uses of varied types to meet the business and service needs of the community and the surrounding area. This category is divided into four land use designations: Neighborhood Commercial, Central Commercial, Service Commercial and Highway Commercial. Residential uses in these designations (other than hotels and motels) are only appropriate to the Central Commercial designation where such uses are multiple-family units and to other Commercial designations where a residential unit is a part of the commercial use for occupancy by the owner or caretaker.

The Neighborhood Commercial Land Use Designation is applied to small commercial centers of fifteen acres or less within residential neighborhoods for the purpose of providing services to the immediate neighborhood. Appropriate uses are neighborhood convenience type stores and services.

Average Population: 25 employees per acre.

Building Intensity: The uses in this category have a maximum building coverage of 50% and a height limit of 30 feet.

The Central Commercial Land Use Designation is applied to areas where the major commercial activities of the community occur. Appropriate uses are retail businesses, banks, offices, hotels, restaurants, etcetera which are compatible with surrounding land uses.

Average Population: 35 employees per acre.

Building Intensity: The uses in this category have a maximum building coverage of 100% and a height of 65 feet in the older downtown area. In the outlying areas the uses have a maximum building coverage of 60% and a height of 65 feet.

The Service Commercial Land Use Designation is applied to commercial areas along the major arterials. This designation permits those heavy commercial land uses generally not appropriate to the central commercial area. It includes such uses as repair shops, when

activities are conducted indoors, contractors shops, auto and other vehicle sales lots, large retail building supply businesses, storage warehouses, nurseries, etc., eating establishments, entertainment and recreation facilities and small grocery stores. Particular attention to compatibility of such uses with adjacent land uses is necessary.

Average Population: 35 employees per acre.

Building Intensity: The uses in this category have a maximum building coverage of 60% and a height limit of 40 feet.

The Highway Commercial Designation is applied to areas adjacent to freeway interchanges and permits uses which serve the traveling public. Appropriate uses would include vehicle services, motels and restaurants and other limited retail and commercial enterprises that need freeway exposure or which enhance the entrances into the City.

Average Population: 25 employees per acre.

Building Intensity: The uses in this category have a maximum building coverage of 50% and a height limit of 40 feet.

The INDUSTRIAL CATEGORY is a land use designation applied to areas appropriate for manufacturing, general industrial and warehousing uses. Compatibility with adjacent land uses is important. Caretaker quarters, when developed in conjunction with the major use, are the only residences permitted.

Average Population: 10 employees per acre.

Building Intensity: The uses in this category have a maximum building coverage of 60% and no height limit.

#### OTHER LAND USE CATEGORIES:

The Open Space Land Use Designation is applied to land areas which are held in open space for preservation of natural resources, managed production of resources, outdoor recreation, public health and safety or the management of urban growth as directed in the Open Space and Conservation Element. Such land areas are primarily publicly owned but may include private property. Appropriate uses would include parks and recreation facilities and areas of important aesthetic, recreational, historic or public health and safety significance.

Average Population: .1 employees per acre.

Building Intensity: The uses in this category have a maximum building coverage of 10% and a height limit of 40 feet.

The Public Service Land Use Designation is applied to large land areas designated for public facilities such as schools, government



administration and operation facilities and other publicly owned facilities which are not of specific recreation or open space value due to the type of development or use of the area.

Average population: 30 employees per acre.

Building Intensity: The uses in this category have a maximum building coverage of 50% and a height limit of 40 feet.

The Planned Development Land Use Designation is applied as overlay designation to provide flexibility and a restriction of land uses. The underlying land use designation provides overall guidance for land use.

The Staged Land Use designation provides for a transition from an existing land use to future land use. The staging criteria is defined within the applicable Planning Area description.

#### F. Specific Land Use Designations

The following pages encompass the specific land use designations applied to lands throughout the General Plan Area. The areas described will be those previously outlined in Section II of this element. The Planning Area Map shown on page 30 provides the reader with a reference guide to the location of the Planning Areas.

##### 1. Area A

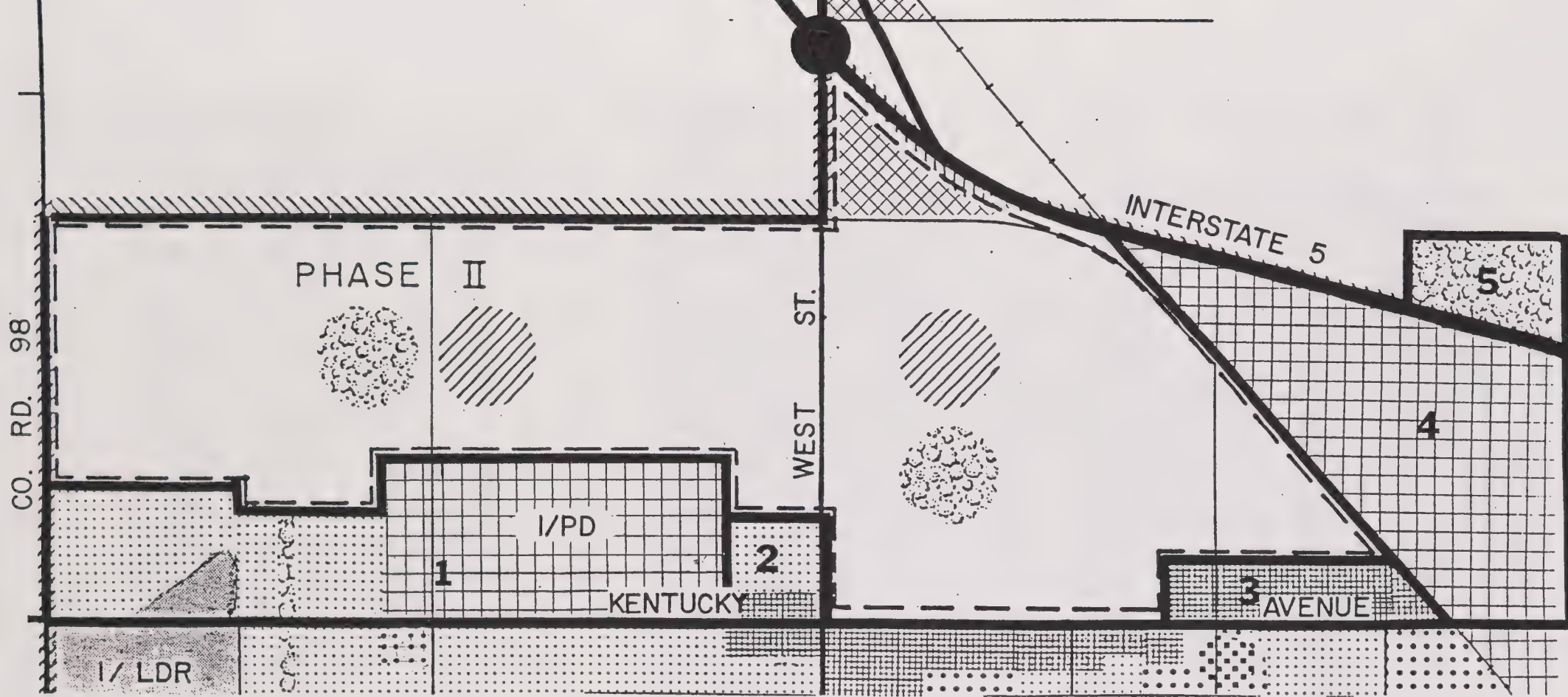
See map on page 31.

Area A is located north of Kentucky Avenue. It is within the City's sewer service boundary (except for Area A-5) and within the Urban Limit Line. The 1979 General Plan Phase II designation for most of this area has been retained because the major property owners are not ready to develop. The purpose of the Phase II is to direct new development to other areas of the City before development is begun in this area.

The frontage properties along Kentucky Avenue, except for the area between West Street and College Street, are to be included in Phase I.

Area A-1 extends along the north side of West Kentucky Avenue from County Road 98 to Aspen Street. This area is in Phase I and the western portion is designated Low Density Residential and the balance is designated Industrial because of existing uses. West of the extension of Ashley Avenue (CR 98-B), where several existing industrial uses are located, the area is designated First Stage Industrial/Second Stage Low Density Residential. Refer to Area B-1 for the directives of this designation. Special attention should be given to buffers between these uses and those proposed to the north to insure compatibility. The linear park will be extended into this area which will require a pedestrian overpass over

[illegible]



- PHASE II RESIDENTIAL
- [dots] LOW DENSITY RESIDENTIAL
- [cross-dots] MEDIUM DENSITY RESIDENTIAL
- [grid] SERVICE COMMERCIAL
- [checkered] NEIGHBORHOOD COMMERCIAL
- [diagonal lines] HIGHWAY COMMERCIAL
- [horizontal lines] INDUSTRIAL
- [stippled] OPEN SPACE
- [diagonal lines] PUBLIC SERVICE



SCALE: 1" = 1000'

**AREA A**



Kentucky Avenue. Improvements to Kentucky Avenue to the adopted Plan Line are also key to development in this area.

Area A-2 has Low Density Residential and Service Commercial designations. The plan attempts to consider both the present uses and the future development of the surrounding area.

Area A-3 follows Kentucky Avenue easterly to the railroad tracks. The Service Commercial designation is intended to provide a buffer for the adjacent residential area from noise generated on Kentucky Avenue.

Area A-4 located between the Southern Pacific railroad tracks, I-5 Freeway, North East Street and Kentucky Avenue is designated Industrial. Existing uses and proximity to noise generators are the basis for this designation.

Area A-5 is Dubach Park which is designated Open Space and contains the City's softball complex.

Phase II - A Specific Plan (detailed development plan) will be necessary before Phase II development can occur. Said plan to show the extension of services to the area including sewers, water, storm drains, streets, schools and parks. The remainder of Area A is designated Agricultural until a Specific Plan is prepared and adopted for the area.

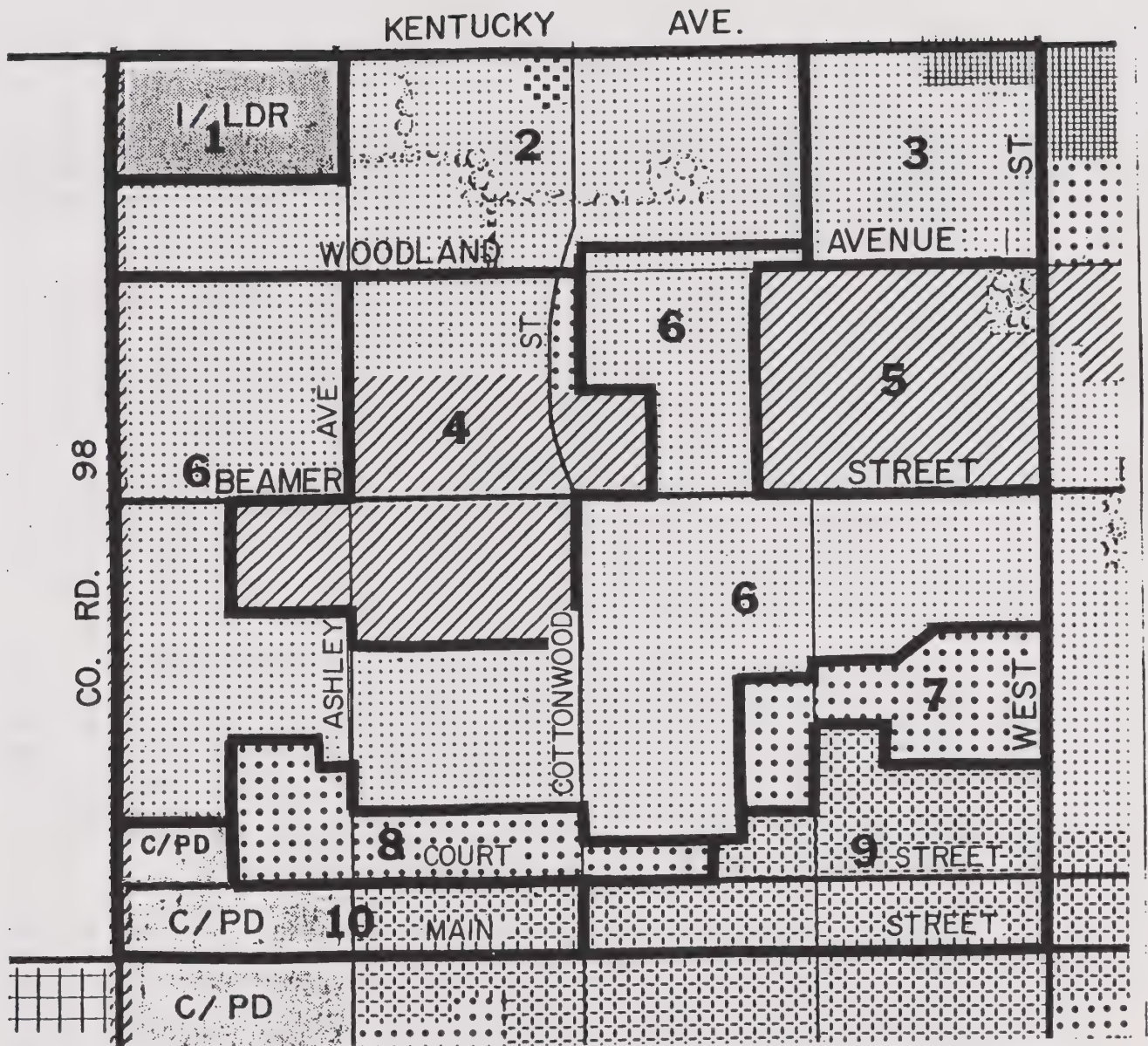
Provisions should be made to protect uses from the effects of noise from I-5 Freeway, adjacent major arterials, particularly truck routes and the railroad. The Specific Plan shall provide for the extension of the greenbelt park system, a perimeter bike path and linking the parks and residential area with the rest of the City to the south. The Noise Element provides directives for noise mitigation. As provided in the Circulation Element, access to major arterials should be limited. Refer to page 82 for application of the Flood Plain Overlay.

## 2. Area B

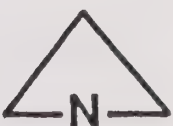
See map on page 33.

Area B is a newer residential area which contains a number of public facilities and is partly undeveloped on the northwest. All development that occurs along County Road 98 and West Kentucky Avenue should follow the directives of the Noise Element. Access on these major arterial streets should be limited.

Area B-1 is partially developed with industrial uses. The plan designates the area along West Kentucky Avenue for First Stage Industrial/Second Stage Low Density Residential. This two stage designation allows the existing industrial uses located along West Kentucky Avenue to continue, but gives the property owners the option to develop their property for residential uses which are consistent with the long-range plan for this area. Buffering through the use of landscaping, fencing or walls will be required of both the residential development and the industrial uses at such



-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  SERVICE COMMERCIAL
-  CENTRAL COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL
-  OPEN SPACE
-  PUBLIC SERVICE

  
 N  
 SCALE: 1" = 1000'

## AREA B



time as there is new building or expansion of the existing buildings. Also, refer to the discussion of the Kentucky Avenue Corridor on page 60 and to Area B-2 for further residential development directives.

Area B-2 includes land which is designated Low Density Residential. A two-acre Neighborhood Commercial designation has been identified in the vicinity of North Cottonwood Street and West Kentucky Avenue for neighborhood convenience uses. Uses in this Neighborhood Commercial area should be carefully reviewed to insure compatibility with and service to the adjoining residential neighborhood. Area B is viewed as a critical link to future residential development that will occur north of West Kentucky Avenue. The linear park north of West Woodland Avenue, with an Open Space designation, is an integral part of the overall development of the area. A specific plan for the area was prepared to insure that the needs of the community were realized and to provide a link to the area to the north.

Area B-3 is a developed residential neighborhood with several heavy commercial/light industrial uses along West Kentucky Avenue. A Service Commercial designation is applied to this latter area with the remainder of Area B-3 designated Low Density Residential. The Service Commercial area is limited to the existing commercial type uses. Any revitalization of this area should provide for a masonry fence between the residential and commercial uses as well as additional landscaping to a major entrance in the city.

Area B-4 consists of public lands of various uses. Harris Park has been designated Open Space. The remainder of the area has been designated Public Service with a Low Density Residential designation applied to approximately 20 acres of vacant County owned land on the north with exception of a small area of Medium Density (Planned Development) on the southeast corner of Cottonwood Street and West Woodland Avenue.

Area B-5 contains the Woodland Senior High School and Woodland Swim Center. The high school is designated Public service and the Center is designated Open Space.

Area B-6 encompasses the remaining area of single family residential development. This area is designated Low Density Residential to continue the present uses.

Area B-7 is typified by multiple family structures of varied types. Land use designations of Low and Medium Density Residential have been applied to this area which follow the existing patterns of development.

Area B-8 is designated Medium Density Residential. This area is already developed with uses appropriate to this designation. The designation provides an area for multiple family uses with convenient access to the commercial areas and major arterial streets thereby placing a greater number of residents in proximity to service facilities.



Area B-9 has been devoted to commercial uses with few vacant parcels available for development. This area is designated Central Commercial and is further addressed on page 58, the Main Street Corridor.

Area B-10 lies west of Cottonwood Street between West Main and West Court Streets. The area between Cottonwood Street and Ashley Avenue is designated Central Commercial to provide area for future commercial development. The area west of Ashley Avenue is designated Planned Development Commercial. This area is a part of the west entrance to the City and as such this special designation is deemed appropriate. Refer to Area G-2 for the directives of the planned development and to page 58 for discussion of the Main Street Commercial Corridor.

### 3. Area C

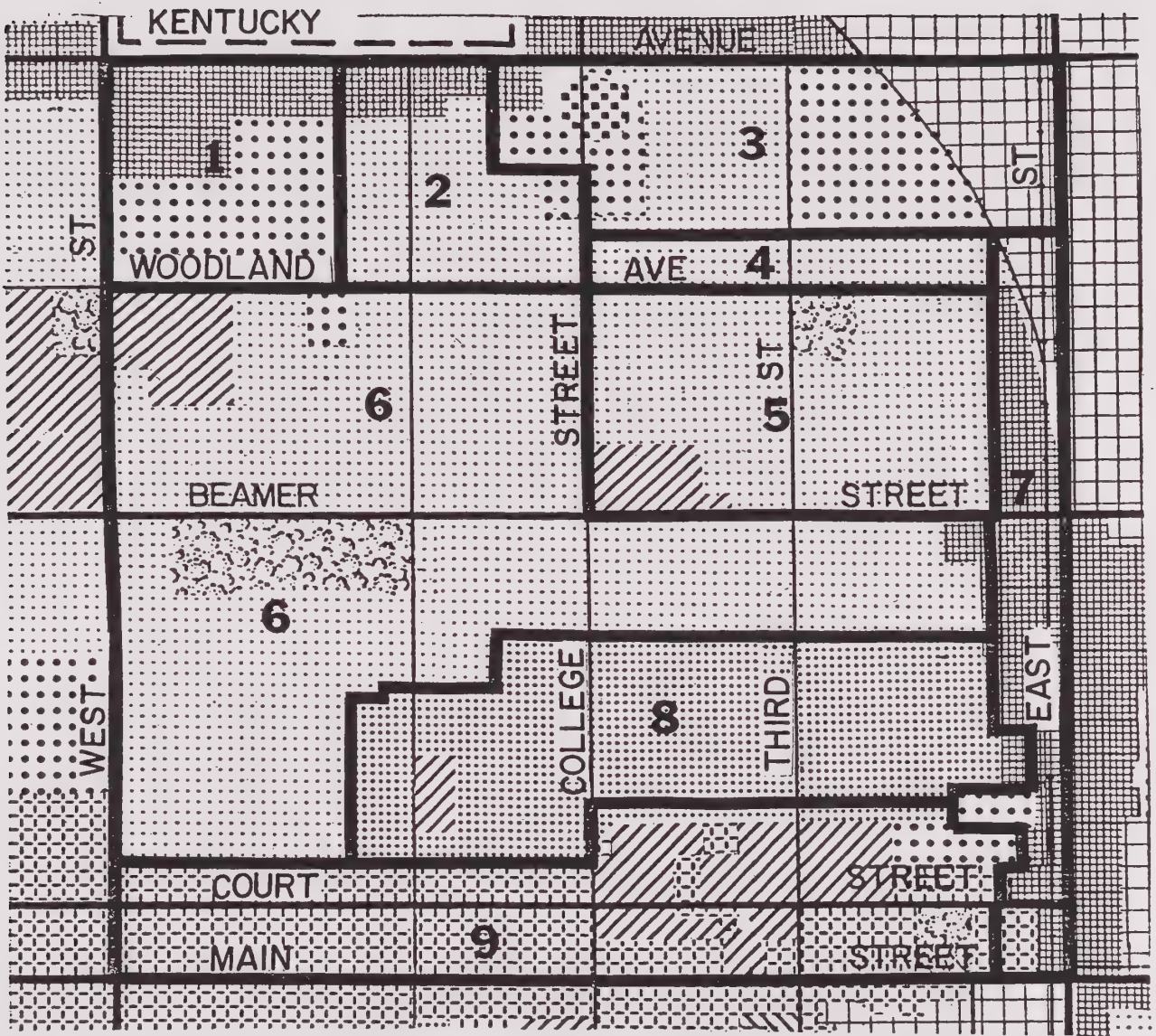
See map on page 36.

Area C, like Area H to the south, contains some of the oldest residential structures in the City. It encompasses an established but changing residential area. All future uses, particularly residential uses along Kentucky Avenue and the railroad, must follow the directives of the Noise Element. Access to Kentucky Avenue, a major arterial street, should be limited as directed in the Circulation Element. Refer to page 82 for application of the Flood Plain Overlay.

Area C-1 located at the northwest corner of the area is designated Service Commercial and Medium Density Residential. The Service Commercial is applied to the northern portion of the area. The uses tend to be of a heavy commercial to light industrial nature. The Service Commercial is further addressed on page 60, the Kentucky Avenue Corridor. The southern portion of Area C-1 is designated Medium Density Residential. This designation follows the existing land use patterns and provides for future development of the vacant area.

Area C-2 is an area of predominantly single family uses. The major portion of the area is designated Low Density Residential to maintain the character of the area. The north portion of Area C-2 fronting on Kentucky Avenue is designated Service Commercial. This latter designation accommodates the existing land uses and provides a buffer from Kentucky Avenue.

Area C-3 is a partially developed area. A small Neighborhood Commercial area is located at the intersection of North College Street and Kentucky Avenue. To the west, this area is designated Medium Density Residential with the allowance for office development along the frontage of Kentucky Avenue. The remaining areas are designated Low and Medium Density Residential. Frontage on Kentucky Avenue, a major arterial and a truck route is to be restricted. Appropriate noise barriers, as provided in the Noise Element, must



- |  |                                |
|--|--------------------------------|
|  | LOW DENSITY RESIDENTIAL        |
|  | MEDIUM DENSITY RESIDENTIAL     |
|  | MEDIUM-LOW DENSITY RESIDENTIAL |
|  | CENTRAL COMMERCIAL             |
|  | SERVICE COMMERCIAL             |
|  | NEIGHBORHOOD COMMERCIAL        |
|  | INDUSTRIAL                     |
|  | OPEN SPACE                     |
|  | PUBLIC SERVICE                 |



SCALE: 1" = 1000'

# AREA C



be included as a part of the development along Kentucky Avenue. Access to all development along Kentucky Avenue should be limited where possible due to the arterial status of this street. The area east of the railroad is designated Industrial.

Area C-4, an area of larger residential lots, is designated Low Density Residential in light of the existing land uses and somewhat limited access to the area, namely by local streets.

Area C-5, known as the Beamer Park area, is designated Low Density Residential to preserve the neighborhood character of this older subdivision. The neighborhood park and elementary school are designated Open Space and Public Service. The Transitional Overlay Zone has been applied to the residential parcels which front onto Beamer Street between East and Jackson Streets to provide for a buffer from the Service Commercial area to the south.

Area C-6 is a residential area of single family units and scattered duplexes. It includes structures identified as being of historic interest in the Historic Preservation Element. To preserve this area and the general low density neighborhood character, this area is designated Low Density Residential. The Commercial area in the vicinity of West Street is not intended to extend into any portion of Area C-6. A Medium/Low Density Residential designation is provided on the east side of this area to accommodate the existing multiple family units. The Service Commercial designation of Area C-7 has been extended to the north edge of this area adjacent to Beamer Street. The parks and ballfields are designated Open Space, the school is designated Public Service. The transitional Overlay Zone may be applied in this area only to those parcels which front on properties with the Service Commercial designation to the east.

Area C-7 follows the railroad tracks along the east edge of Area C. A small area with a Central Commercial land use designation is applied to the west half of Area C-7 located between Court and Main Street. A Medium Density Residential designation has been applied to the area north of North Street and east of Fifth Street to ensure compatibility among land uses in that area. The remainder of Area C-7 is designated Service Commercial to provide for the existing heavy commercial uses and to provide a buffer between residential uses, the railroad and East Street, which are considered to be noise generators. Future uses in this area should be carefully reviewed to avoid potential nuisance effects on residential areas including noise, odor and traffic generation. Uses involving large truck movements on residential streets should be minimized.

Area C-8 represents the oldest neighborhoods of this area with mixed housing types due to previous Medium and High Density Residential zoning. As in Area H-2 there is an existing mix of residential uses, but to limit future redevelopment to low density units would preserve the existing neighborhood characteristics and the historical structures. To this end, the area is designated Medium/Low Density Residential. The provisions of the Historic



Preservation Element apply to those areas generally located between First and Third Streets. The County Schools Administrative offices are located at the northeast corner of Walnut and North Streets with designation of Public Service.

A Transitional Overlay designation may be appropriate for parts of North Street depending on the compatability with adjacent residential uses. Refer to Area H-2 and page 26 for further descriptions of the Overlay Zone.

Area C-9 is primarily a commercial and office area which is included in the discussion of the Main Street Corridor. Freeman Park is designated Open Space. An area of Medium Density Residential is applied along the east end of North Street to provide an area for medium density residential development and office uses. The Medium/Low Density designation of Area C-8 extends south to meet the commercial area. The remainder of the area is designated Central Commercial except for the Public Service designation applied to Federal, City and County uses.

A Transitional Overlay Zone, as indicated in Area C-8, is extended to the northeast portion of this area.

The area between West Street and East Street is part of the City's Redevelopment District. The purpose of the Redevelopment District is to provide a financing mechanism to alleviate the identified blight conditions in that area. A Redevelopment Plan has been prepared which governs the redevelopment within the project area.

#### 4. Area D

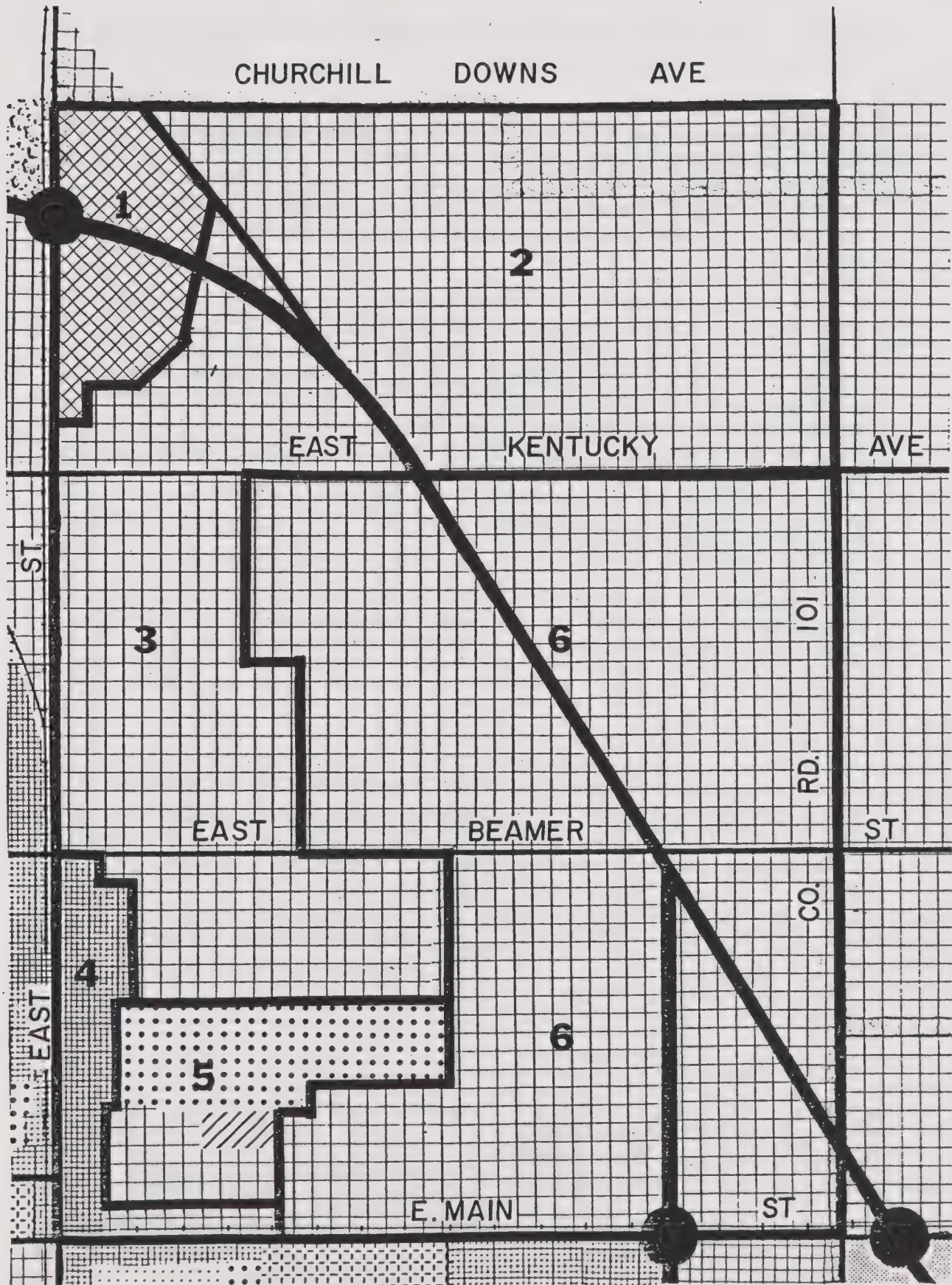
See map on page 39.




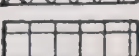

Area D is the major industrial area of the community and with few exceptions is designated for industrial use. The area of Industrial land use designation provides an adequate amount of vacant land that can be developed to provide jobs for the projected population of the Woodland Area. City services are provided throughout most of the area. A portion of the area is outside the sewer service boundary and development in this area is subject to the directives of the Urban Development Policy on page 85. Refer to page 82 for application of the Flood Plain Overlay.

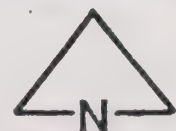
Area D-1 is the area of the Interchange of I-5 and North East Street. It is designated Highway Commercial.

Area D-2 is a newer, mostly developed industrial area (Ventura Industrial Park) and is designated Industrial. Sewer service is not available to the parcels along the eastern portion of Churchill Downs and the northern most portion of County Road 101.

Area D-3 consists of many smaller and older industrial parcels. It is designated Industrial.



-  MEDIUM DENSITY RESIDENTIAL
-  SERVICE COMMERCIAL
-  HIGHWAY COMMERCIAL
-  INDUSTRIAL
-  PUBLIC SERVICE



SCALE: 1" = 1000'

**AREA D**



Area D-4 encompasses a narrow strip of land along East Street and East Main Street. Because many of the uses along the East Street frontage of this area are of a heavy commercial/light industrial nature, a Service Commercial designation is assigned. An Industrial designation is applied to the area along the railroad at East Main Street.

Area D-5 encompasses the Yolano Village and Armfield Subdivision area. The Yolano Village area is designated Medium Density Residential. The remainder of this area is designated Industrial except the branch jail which is designated Public Service. At such time as the County decides to sell its branch jail site, the appropriate land use designation would change to Industrial. The area is not a suitable residential area due to the industrial uses that surround it.

Area D-6 includes the remaining land east to County Road 101 which is designated Industrial.

Portions of Areas D-3, D-4, D-5 and D-6 are included in the Redevelopment District of the City. Please refer to Area C-9 and the section on Redevelopment for further discussion.

5. Area E

See map on page 41.

This area is only partially developed and is designated Industrial. City utility services will not be available to the eastern half of the area until an assessment district is formed. Development is permitted upon the provision of adequate City utility services. The City has property within this area, a portion of which will be used for storm water detention ponds. The remainder of the City property may be available for industrial development at the Council's discretion.

6. Area F

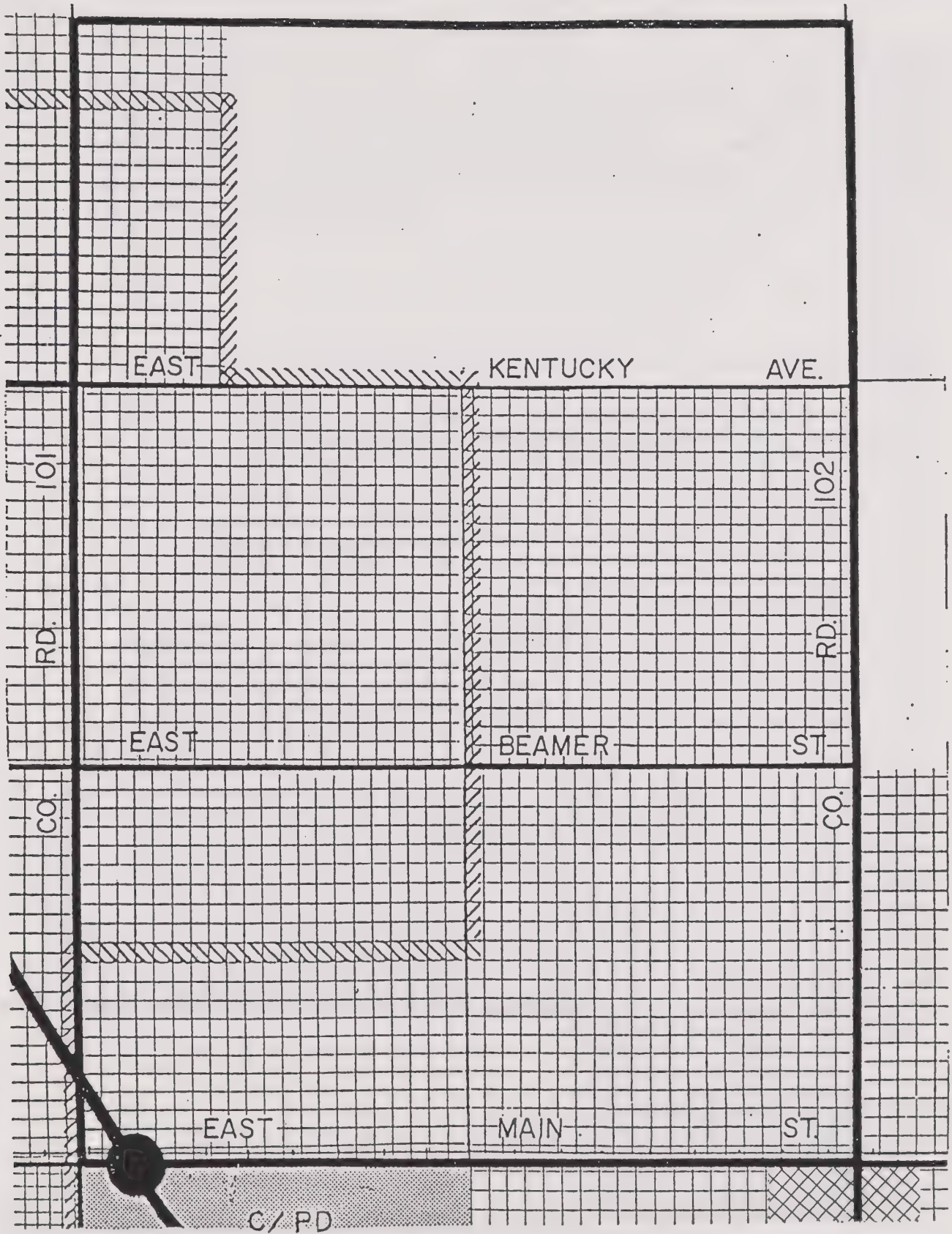
See map on page 42.

Area F-1 is mostly vacant and contains several large parcels. It is designated industrial except, for a Highway Commercial area at County Road 102 and East Main Street.

The property on the far east side of Area F north of East Main Street should be required to have building pad elevations to be equivalent to requirements of a 100 year flood zone. This is due to the location of the City's storm drainage pump station.

Area F-2 is designated Highway Commercial with a Planned Development Overlay for the express purpose of permitting and encouraging an auto row (auto dealerships and related facilities). A small portion of the property to a maximum of 5 acres may be used for general





INDUSTRIAL

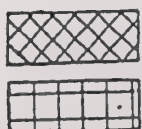
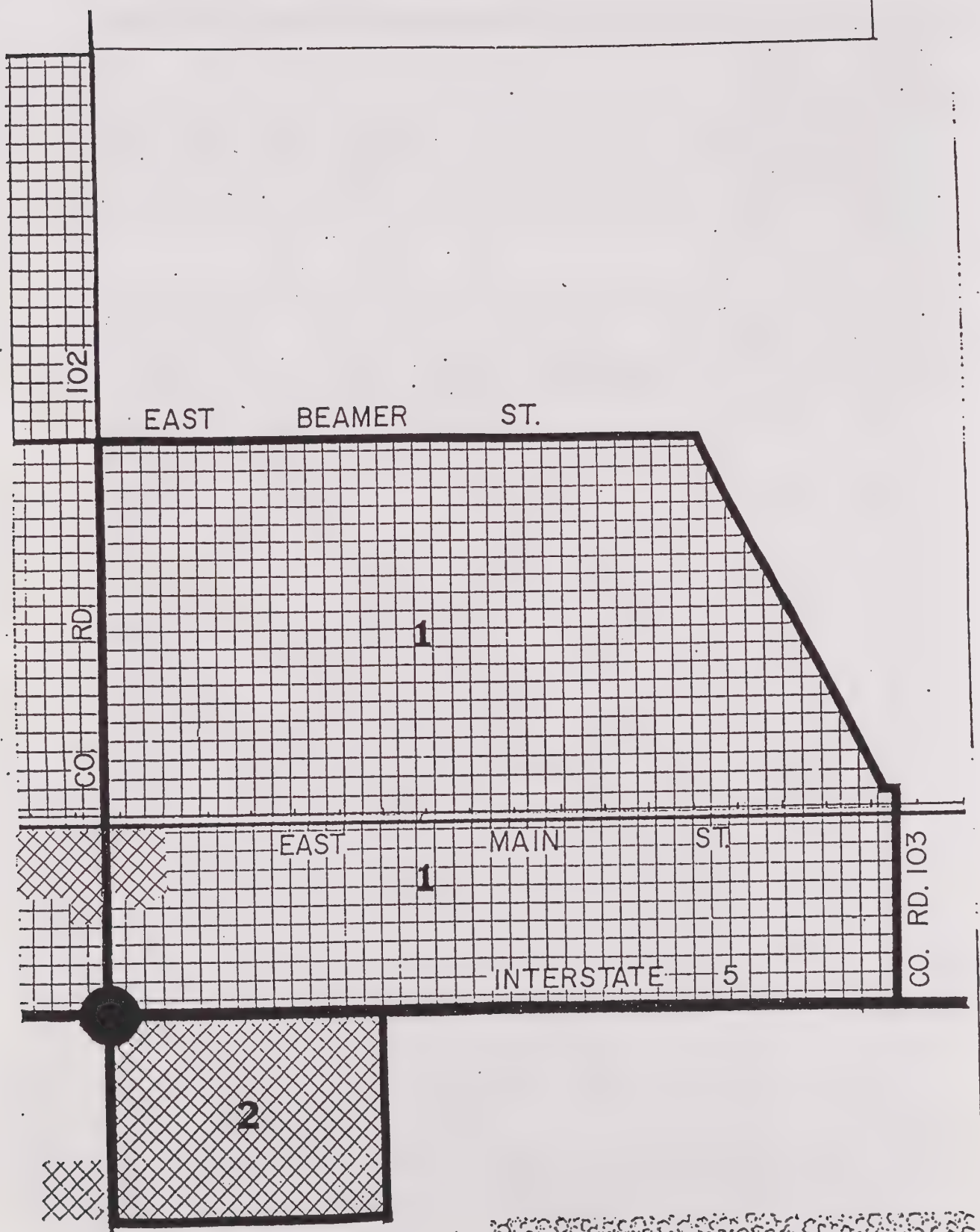


HIGHWAY COMMERCIAL



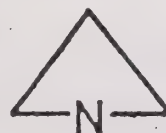
SCALE: 1" = 1000'

**AREA E**



HIGHWAY COMMERCIAL

INDUSTRIAL



SCALE: 1" = 1000'

**AREA F**

highway commercial uses subject to the preparation and approval of a site specific plan to be done prior to annexation to the City . An on ramp from County Road 102 to I-5 will be required as the southeast part of Woodland develops. Special consideration shall be given to landscaping and site design as it serves as a major entryway to the City.

## 7. Area G

See map on page 44.

Area G-1 is the commercial area and is addressed as part of the Main Street Commercial Corridor discussion on page 58 and is designated Central Commercial.

Area G-2 is presently being developed. The north portion is within the Main Street Corridor. Since this is a main entrance to the City, this area is designated Planned Development to allow a mixture of land uses which will both enhance the entrance as well as be compatible with the adjacent areas proposed for residential use.

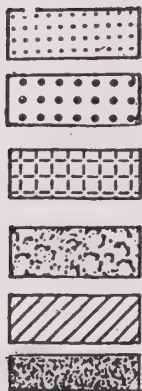
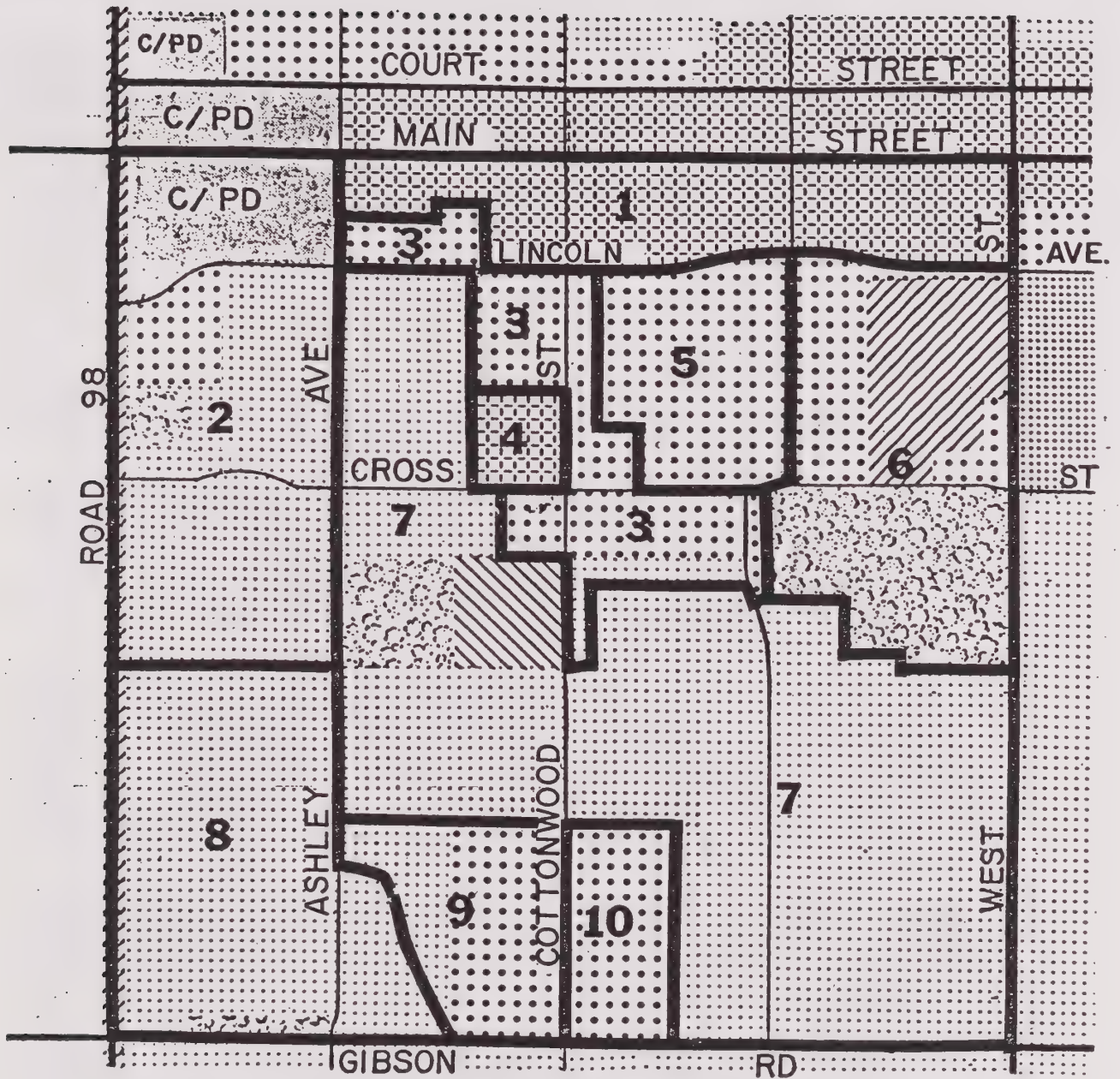
The property lying southerly of West Main Street between County Road 98 and Ashley Avenue is presently being developed. Westgate Center, a new shopping center with extensive landscaped parking areas to provide an aesthetically pleasing entrance to the City, is about completed at this location. The intent is not to provide for all commercial or multiple residential uses in the Planned Development Overlay area but to blend these uses.

The following criteria need to be met in order to allow further development in these Planned Development Overlay Areas in Areas G-2, B-10 and J-1. The Specific Plan adopted by the City includes the following criteria:

- a. The intent is to provide for commercial uses as permitted in the City's Commercial Zones, including such uses as shopping centers, offices, restaurants and service commercial types of businesses.
- b. Permitted residential uses would be those that qualify as medium density residential uses.
- c. All uses would have to be located, oriented and designed so as to be compatible with the residential areas designated for land adjacent to these Planned Development Overlay Areas.
- d. Special attention must be given to the aesthetic appearance of any proposed development in this area.

The southeast corner of West Lincoln and CR 98 is designated Medium Density Residential. It provides a transition from the Westgate Commercial Center to the Low Density Residential to the south. The remainder of Area G-2 is designated for Low Density Residential. Development of this area is directed to specific projects that will





LOW DENSITY RESIDENTIAL

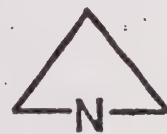
MEDIUM DENSITY RESIDENTIAL

CENTRAL COMMERCIAL

OPEN SPACE

PUBLIC SERVICE

CENTRAL COMMERCIAL/PLANNED DEVELOPMENT OVERLAY



SCALE: 1" = 1000'

# **AREA G**

provide an overall low density mix of units such as planned developments to meet the changing residential needs of the community. West Lincoln Avenue and West Cross Street have been extended to County Road 98 as directed in the Circulation Element along with the north-south extension of Ashley Avenue between West Main Street and West Gibson Road. Since County Road 98 is designated as a truck route, development proposals near the road in Areas G-2 and G-8 must follow the directives of the Circulation and Noise Elements. Residential subdivisions are presently under construction in the area between West Lincoln Avenue and West Gibson Road.

Area G-3 encompasses an area that is generally designated for Medium Density Residential land uses which also allows professional office uses. This designation is appropriate in light of the existing land uses in the area and presence of collector streets capable of providing circulation for larger numbers of persons. The proximity to a neighborhood shopping center and the Main Street Corridor is advantageous.

Area G-4 Cottonwood Plaza Center is designated Central Commercial recognizing the existing uses which serve the residential neighborhoods that surround it.

Area G-5 known as the Community Lane area is designated Medium Density Residential to follow the existing pattern of recent development and to maximize use of the vacant land and the larger lots found in this area. The circulation and proximity to commercial facilities is similar to Area G-3. This designation coupled with existing uses generates a mix of residential uses and the potential for redevelopment of older units in the area. The completion of Summertree Lane, a north-south street between California Street and Community Lane, is necessary to fully develop the area.

Area G-6 is primarily a public use area. The apartment development along West Street is designated Medium Density Residential. The junior high school has a Public Service designation and the cemeteries have an Open Space designation consistent with their use. The west side of Area G-6 is designated Medium Density Residential to follow the land use pattern established for the area to the west. It is recognized that the present uses of the site are a private elementary school and the temporary facility of Yuba College, but since the land is not in public ownership the Public Service designation typically applied to school sites is not deemed to be appropriate. The north edge of the area, along West Lincoln Avenue is designated Medium Density Residential.

Area G-7 encompasses an area of existing Low Density Residential land uses. The development in this area is relatively recent and has set a pattern of pleasant residential neighborhoods. For these reasons this area is designated Low Density Residential. The neighborhood park and adjoining elementary school are designated Open Space and Public Service.



Area G-8 is the area south of the extension of West Southwood Drive. This area has an identified storm drainage problem which necessitated the development of a retention pond system. The park-pond sites are designated as Open Space. The remainder of the area is designated Low Density Residential to be served by Ashley Avenue, West Southwood Drive and West Gibson Road. Development of this area will provide an overall low density mix of residential units.

Area G-9 is designated Low Density Residential on the west half and Medium Density Residential on the east. The west area is partially developed with Low Density Residential. The east half of Area G-9 relates to the hospital and medical facilities in Area G-10 with existing uses of a multi-family and professional office type. With the established uses in the area, a Medium Density Residential land use designation is appropriate for the area with provision for medical offices if found to be compatible with the overall residential character of the surrounding area.

Area G-10 is designated Medium Density Residential. In recognition of the existing hospital and medical office uses, it is appropriate to incorporate a provision for medical offices as in Area G-9.

## 8. Area H

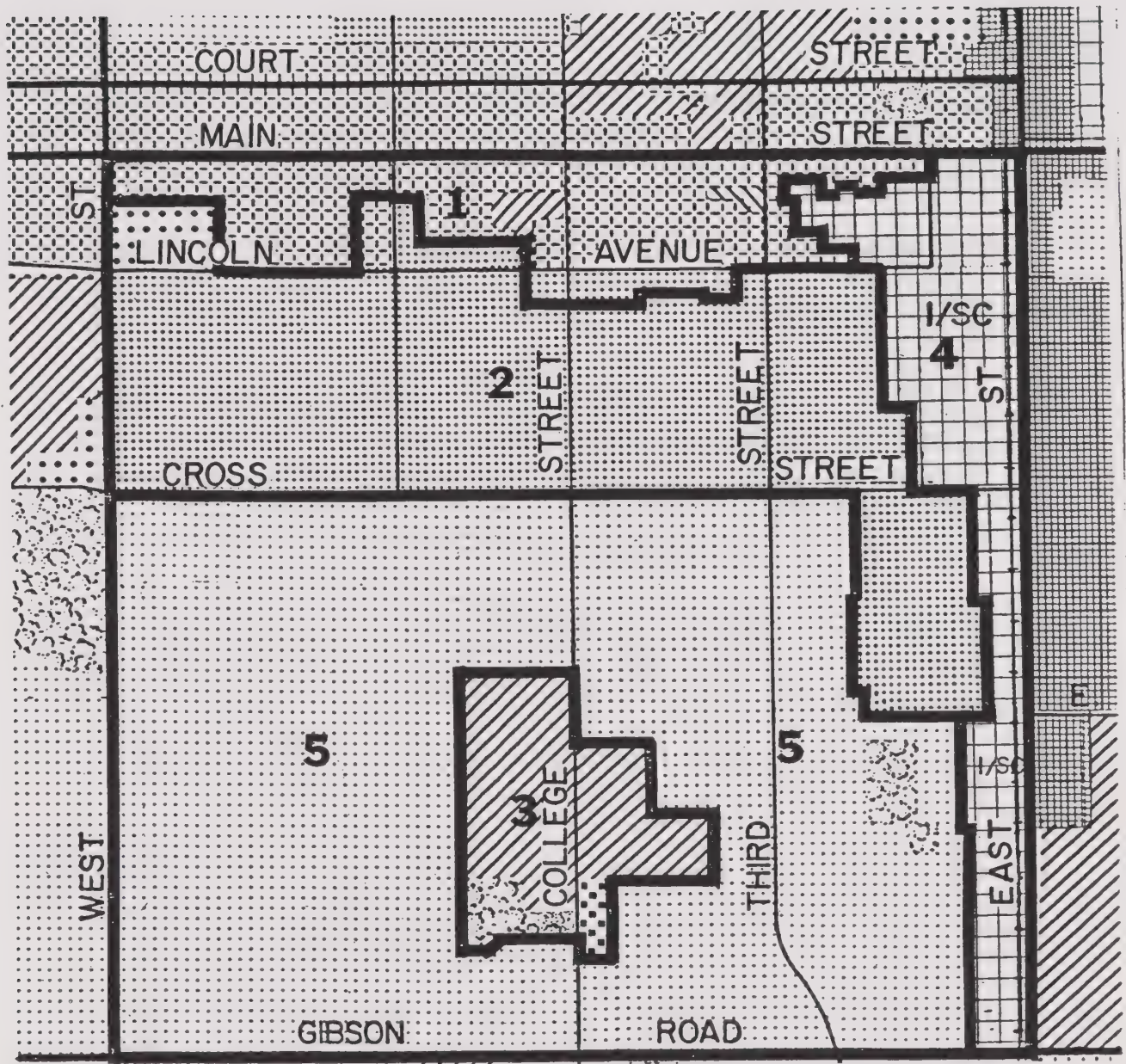
See map on page 47.

Area H is one of the oldest areas of Woodland and contains many fine examples of old residential architecture along its pleasant tree lined streets.

Area H-1 is the central commercial area. It is described as part of the Main Street commercial corridor, (page 58). A Medium/Low Density Residential designation has been applied to certain areas dominated by residential uses to preserve the qualities described in Area H-2. A Transitional Overlay Zone has been applied to portions of this area. This area is included in the Redevelopment District of the City. Please refer to the section in Redevelopment (page 64) for further discussion.

Area H-2 is residential with the major portion of the area designated Medium/Low Density Residential. The designation carries with it directives for the appropriate types of uses as defined on page 26. The older neighborhood character of this area has been deemed a quality asset and one which should be preserved. The development of multiple family structures in the area has created a mix of housing types which has added to the variety of the area. However, a continued conversion to high density uses could destroy more older homes and the character of the neighborhood as well as generate increased volumes of traffic on streets which were designed for low volume traffic and which in several cases are extremely narrow. The Medium/Low Density Residential designation is placed on this area to maintain the present mix of housing types while at the





LOW DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



MEDIUM-LOW DENSITY RESIDENTIAL



CENTRAL COMMERCIAL



NEIGHBORHOOD COMMERCIAL



INDUSTRIAL



OPEN SPACE



PUBLIC SERVICE



SCALE: 1" = 1000'

**AREA H**

same time preserving the qualities of the older, low density neighborhood. Efforts should be made to enhance the residential quality through programs of residential rehabilitation and restoration.

The area generally located between Cleveland and Fourth Streets contains many structures of historic interest. Refer to the Historic Preservation Element. The directives of that element apply to this area.

A Transitional Overlay designation has been applied to that area generally located along Lincoln Avenue between West and College Streets and between Second and Fifth Streets. The intent of this Overlay is to allow for an integration of compatible transitional uses at the edge of the commercially designated areas while at the same time retaining the general character of the area. Refer to page 26 for further description.

The northwest corner of Area H-2 north of Lincoln Avenue is designated Medium Density Residential. The previous zoning, vehicular access and the proximity to commercial services were factors considered in this designation. A Transitional Overlay Designation has also been applied to this area. City Park is designated Open Space and the Dingle School property is Public Service.

Area H-3 is designated Open Space, Public Service and Neighborhood Commercial. The Open Space and Public Service designations are given for the purpose of insuring the continued existence of the open public character found in the existing uses. The Neighborhood Commercial designation is placed on the existing shopping center.

Area H-4 This area is designated First Stage Industrial/Second Stage Service Commercial. This two-stage designation along East Street and the railroad allows the existing industrial uses to continue, but provides for the redevelopment of their properties to service commercial uses which are consistent with the long-range plan for the area. These service commercial uses will help to buffer the noise generated by the railroad and East Street and should be of a non-offensive, quiet nature so as not to disrupt the functioning of the adjacent residential uses. Access from East Street and its cross streets is more desirable than from the residential streets, particularly where large, heavy trucks may be involved. This area is within the City Redevelopment Area. Please refer to further discussion of this designation under Area C-9, the East Street corridor and the Redevelopment Section.

Area H-5 encompasses the remainder of Area H and is primarily designated Low Density Residential following the existing land uses which occupy the land and create the quality of the residential neighborhoods. Exception to the Low Density Residential designation is the Open Space area of Everman Park.



## 9. Area I

See map on page 50.

Area I encompasses a portion of the southeast area of Woodland. It has experienced much growth in recent years as the availability of vacant land on the west side of East Street has become more limited.

Area I-1 encompasses a commercial area along East Main and East Streets. This area is designated Service Commercial and is further addressed in the corridor discussions on pages 58 and 60. The designation provides a buffer between residential areas to the east and the traffic and noise generated from the highways and railroads. This area is included within the Redevelopment Area. Please refer to Area C-9 and the section on Redevelopment.

Area I-2 is a small residential neighborhood of single family, duplex and apartment units. The plan directs the continuance of uses with a Low Density Residential designation on the west and a Medium Density Residential designation on the east.

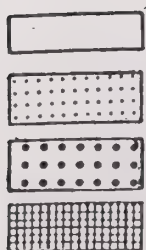
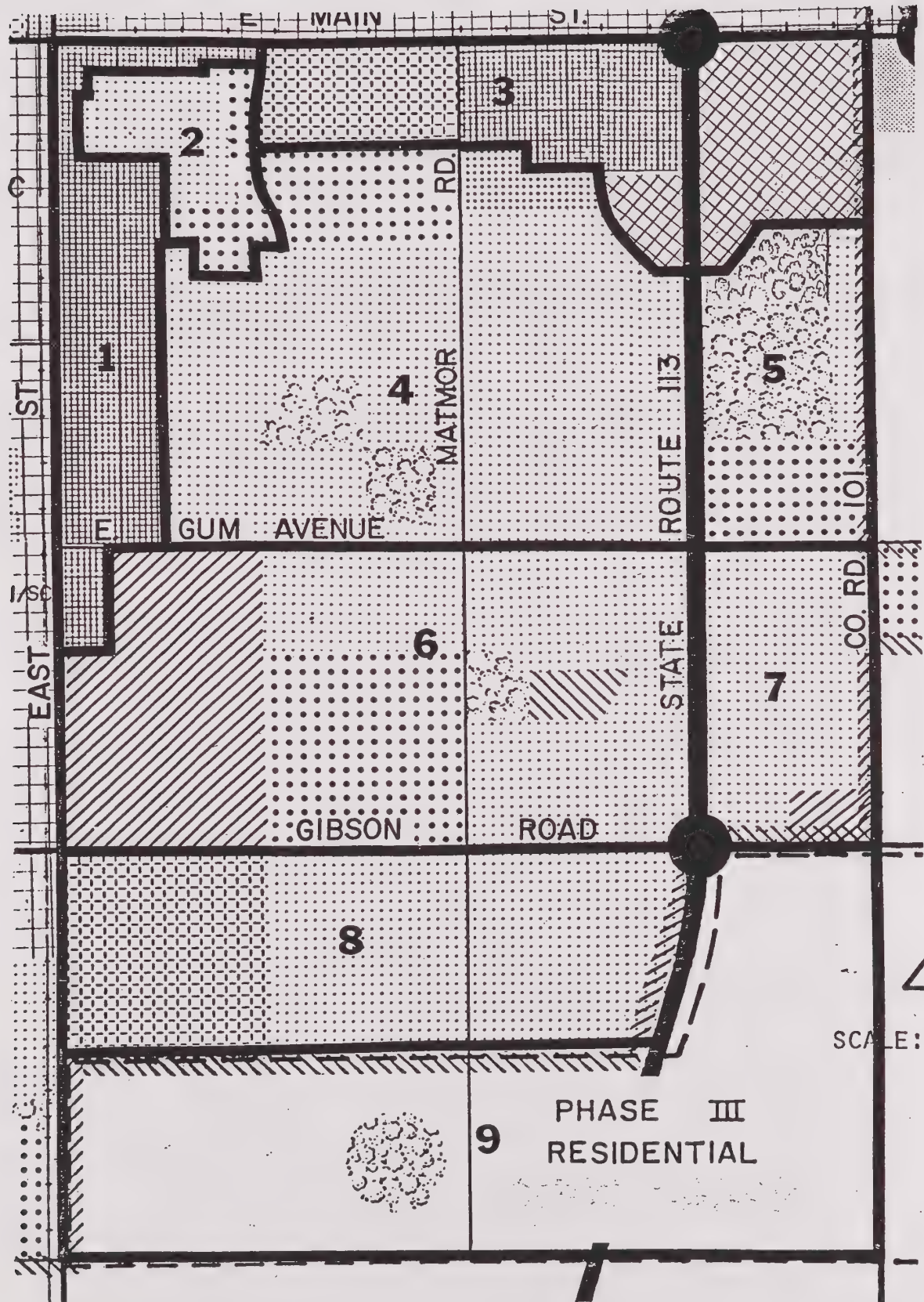
Area I-3 includes all of the East Main Street frontage from Thomas Street to County Road 101. The Commercial designations for this area reflect the types of existing commercial uses: Central Commercial, Service Commercial and Highway Commercial.

Area I-4 is a fully developed residential area. The area north of East Oak Avenue is designated Medium Density Residential in recognition of existing residential uses which include split-lot duplexes and a large apartment complex. The balance of the area is designated Low Density Residential except for Hannah Campbell Park and Country Oaks Racquet Club which are designated Open Space.

Area I-5 lies between the State Route 113 Freeway and County Road 101 on the north side of East Gum Avenue. The southern portion is designated Medium Density Residential in recognition of the existing mobile home park use. The homes along the west side of County Road 101 are designated Low Density Residential. The borrow pit area owned by the City is designated Open Space because of its use as a storm water retention pond and planned use for recreational purposes. The area north of the borrow pit is designated Public Service for the relocation of Fire Station No. 3/Training Facility to this site. Provisions will also be made for parking for the borrow pit and a new well site.

Area I-6 is the area between East Gum Avenue, East Gibson Road, East Street and State Route 113 Freeway. The westerly portion consists of the Yolo County Fairgrounds and Springlake Fire Station and is designated Public Service. A Medium Density Residential designation has been placed on the mobile home park and apartment complex properties adjacent to the east. The remaining area is designated Low Density Residential except for an elementary school/park site on the east side of Matmor Road and north of East Gibson Road which has a Public Service/Open Space designation.





AGRICULTURE

LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

SERVICE COMMERCIAL



CENTRAL COMMERCIAL



HIGHWAY COMMERCIAL



OPEN SPACE



PUBLIC SERVICE

# AREA I

Area I-7 is an area of single family units, larger parcels of vacant land and Willow Spring School. It is designated Low Density Residential except for the school which is designated Public Service.

Area I-8 encompasses all of the Phase I Area lying south of East Gibson Road between East Street and State Route 113 Freeway. The westerly portion, County Fair Mall, has been designated Central Commercial. The remainder of the area has been designated Low Density Residential.

Area I-9 adjoins the southern boundary of Area I-8 and extends from East Street to County Road 101. It is bound on the south by the extension of County Road 24-A. This area has been designated Phase III for future Residential Uses. This area has no services available. This area is identified for possible future development. It is the intent to identify the direction for future growth if and when the need arises. At the time of development the necessary services would be required along with a detailed development plan. Until such time as development is determined to be appropriate and feasible, this area should remain in agricultural use.

Because of the interrelationship of the Area I-9, J-4 and J-5 and the Phase I area, the Specific Plan for the Phase I area may consider how services could be provided to this area through an analysis of the infrastructure requirements and financing mechanisms.

Nothing provided herein shall be interpreted as a deviation from the policy of the phasing development within the general plan area nor shall it be an indication of an existing intent to accelerate development of the Subject Area. The sole purpose of this provision is to permit a full analysis of the relevant service and financing issues.

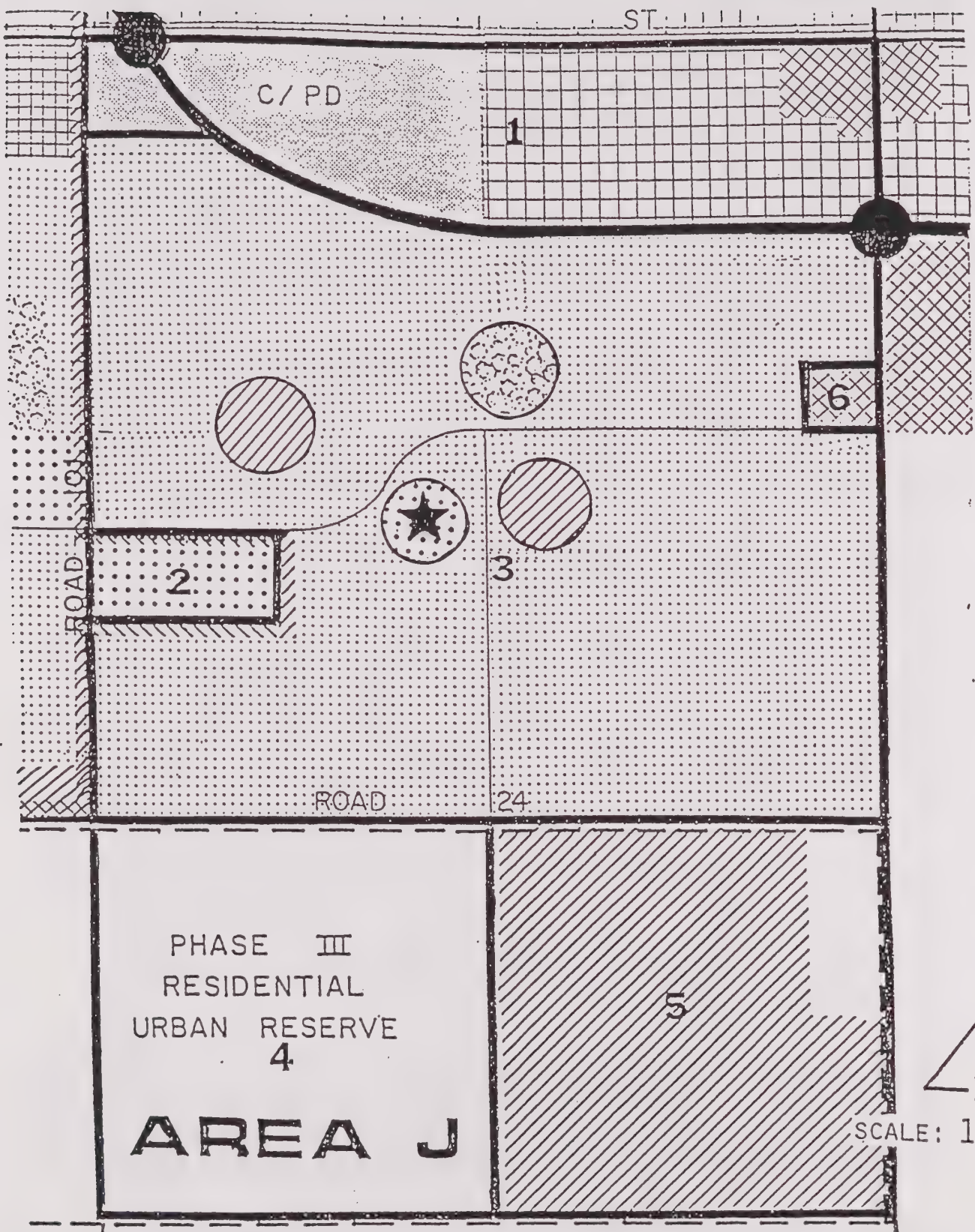
#### 10. Area J

See map on page 52.

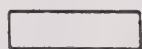
Area J encompasses the area bound by County Road 101, East Main Street, County Road 102 and the extension of County Road 24-A. The area between I-5, County Road 102, East Gibson Road and County Road 101 has been moved into the current development phase and the area south of East Gibson Road has been designated Phase III Residential Urban Reserve.

Area J-1 includes all of the East Main Street frontage from County Road 101 to County Road 102. The easterly portion is designated industrial except for a Highway Commercial area at County Road 102 and East Main Street. The westerly portion is designated Commercial/Planned Development





SCALE: 1" = 1000



AGRICULTURE



LOW DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



C/PD COMMERCIAL/PLANNED DEVELOPMENT



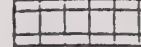
HIGHWAY COMMERCIAL



OPEN SPACE



PUBLIC SERVICE



INDUSTRIAL



SEE J-3 TEXT



Overlay because the area is an entrance to the City and the intent is to provide flexibility in terms of future commercial uses but not to detract from the Central Commercial core area. The south east corner of County Road 101 and East Main Street shall be designated Commercial/Planned Development which is consistent with the type of development that has occurred between the State Route 113 Freeway and County Road 101. Refer to Area G-2 for Planned Development directives.

Area J-2 encompasses a mobile home park. This area is designated Medium Density Residential in keeping with the existing use.

Area J-3 contains approximately 466 acres, is designated a variety of land uses as shown on the map for Area J on page 52. Those uses are as follows:

Low Density Residential	353.5 acres
Medium Density Residential	35.0 acres
Neighborhood Commercial	12.5 acres
Highway Commercial	19.0 acres
Public Service	28.0 acres
Open Space	18.0 acres
Total	<u>466.0 acres</u>

A Specific Plan has been adopted for area J-3 which spells out land use policies for the area and how infrastructure and services will be extended to the area.

A 72% low density and 28% medium density residential housing unit mix is appropriate for this area. A neighborhood commercial center, two (2) park sites and two (2) school sites are also included in the Specific Plan.

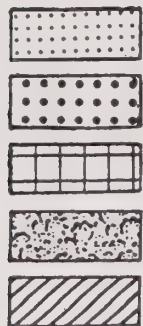
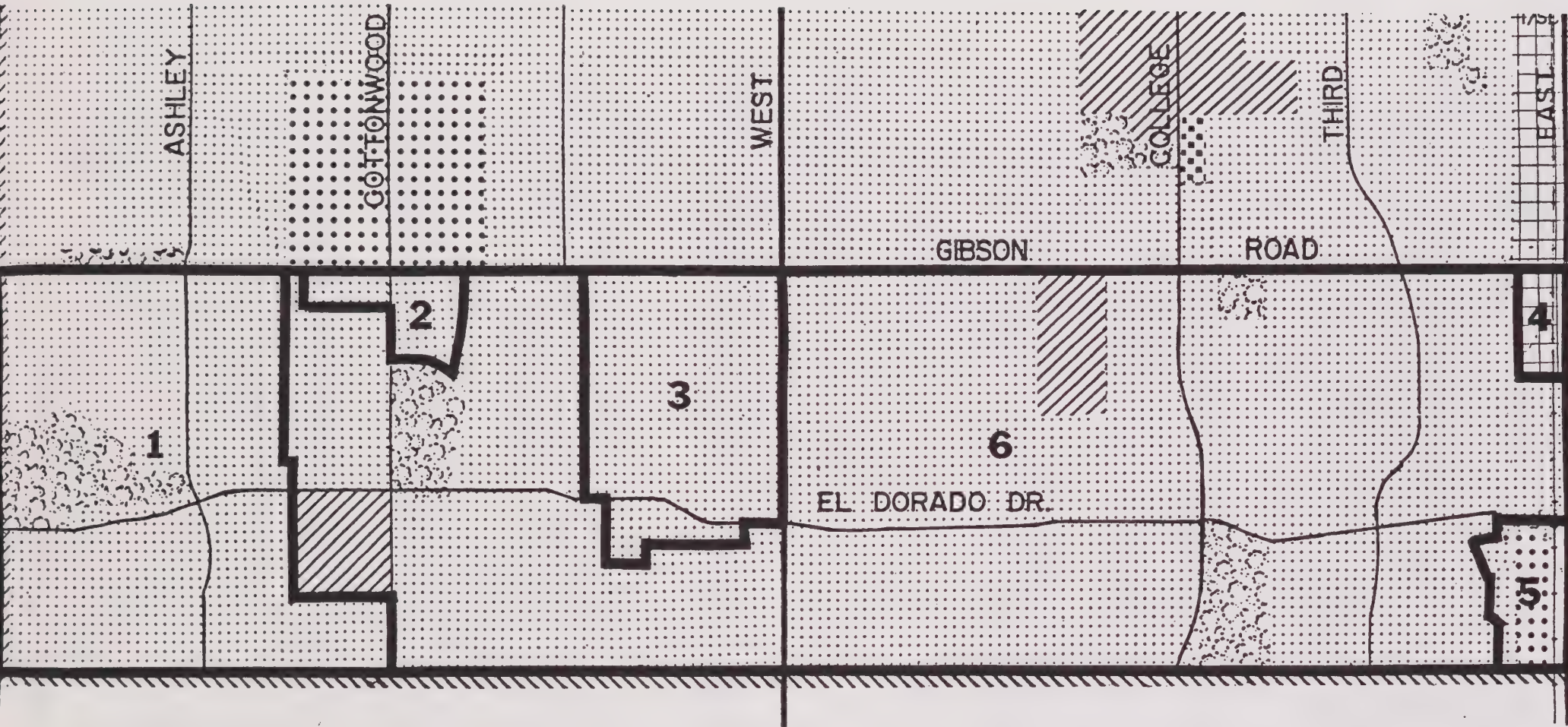
Area J-4 has been designated Phase III Residential. See Area I-9 on page 51. This parcel is under Williamson Act contract and zoned Agricultural Preserve in the County. Development of this parcel should not occur until the contract has expired. The City and the County will need to work together to determine the timing for development of this parcel.

Area J-5 has also been designated Phase III Residential Urban Reserve. The Yuba College site and the new county jail are located in this area. Public facilities are permitted per Urban Development Policy Section IV D (page 90).

Area J-6 has been designated Highway Service Commercial. These parcels include an existing service station, California Highway Patrol Office and one vacant parcel of land. It is three (3) acres and included in the Southeast Specific Plan.

#### 11. Area K

See map on page 54.



LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

INDUSTRIAL

OPEN SPACE

PUBLIC SERVICE



SCALE: 1" = 1000'

**AREA K**



Area K is a newer residential area. The area is completely developed.

Area K-1 encompasses the west portion of Area K and has an identified storm drainage problem which has been resolved through the construction of a permanent park/pond area of approximately 12 acres. The park/pond area is designated Open Space on this plan. The remainder of Area K-1 is designated Low Density Residential which follows the pattern of existing uses. The southern half has been developed as Low Density Residential which incorporates various housing types with an overall density of approximately six units per acre.

Area K-2 consists of duplexes and two church sites. It is designated Low Density Residential.

Area K-3 has been identified separately because of the character of the uses: very large Single Family Residential units, a church/private school and a Planned Unit Development. A Low Density Residential designation has been applied to this area.

Area K-4 is a small area at Gibson Road and East Street which is designated first stage Industrial -second stage Service Commercial. Its limited access, its proximity to the railroad tracks and two major arterial streets and its existing use provide the directive for this land use designation which follows a similar pattern to the north. Uses of this area should be controlled to insure the future maximum compatibility with adjoining residential uses. This area is part of the City's Redevelopment District. Refer to Area C-9 and the Redevelopment Section for further discussion of this issue.

Area K-5 encompasses a developed area of several apartment structures, duplexes and a mini-park/well site. The latter is designated Open Space. The residential portion of this area is designated Medium Density. The uses in this area along the railroad tracks are subject to noise intrusion from the railroad and East Street.

Area K-6 incorporates the remainder of Area K which is designated Low Density Residential with Open Space designations for two neighborhood parks and the Yolo County Museum and Public Service for the two elementary schools. These designations follow the existing land uses.

## 12. Planning Areas L, M, N, and O

This involves areas of land located outside the urban limit line which may eventually develop with specified urban uses. The timing for this development will be based on the need for the specified urban uses and the availability of similar types of land uses within the urban limit line, specifically Phases I, II and III. (Refer to phasing criteria.) A Specific Plan must be prepared for the area prior to development.



Development within the Specific Study Area shall be allowed when all of the following criteria are met:

1. A needs assessment study has been prepared for the City to determine that a need exists for the specified uses for which the plan has been prepared. Alternative methods for meeting any identified needs should be included and analyzed. The needs assessment study may be for all or a portion of the study area as determined by the City.
2. The City amends the General Plan to expand the Urban Limit Line to include the all or a portion of the study area property within it.
3. The appropriate environmental assessment has been prepared by the City which shall discuss methods of protecting any Agricultural Lands surrounding this area.
4. A specific plan shall be prepared by the City for said area included within the Urban Limit Line pursuant to the California Government Code. This Plan shall address the provision for and availability of all urban services and the operation and maintenance of such services.

The commencement of the needs assessment study shall only be considered after a request has been filed with the City outlining the specified land uses to be studied and the timing for the project. Both the Planning Commission and the City Council at their own discretion shall determine if it is appropriate for the needs assessment study to be undertaken by the City with the cost being borne by the applicant.

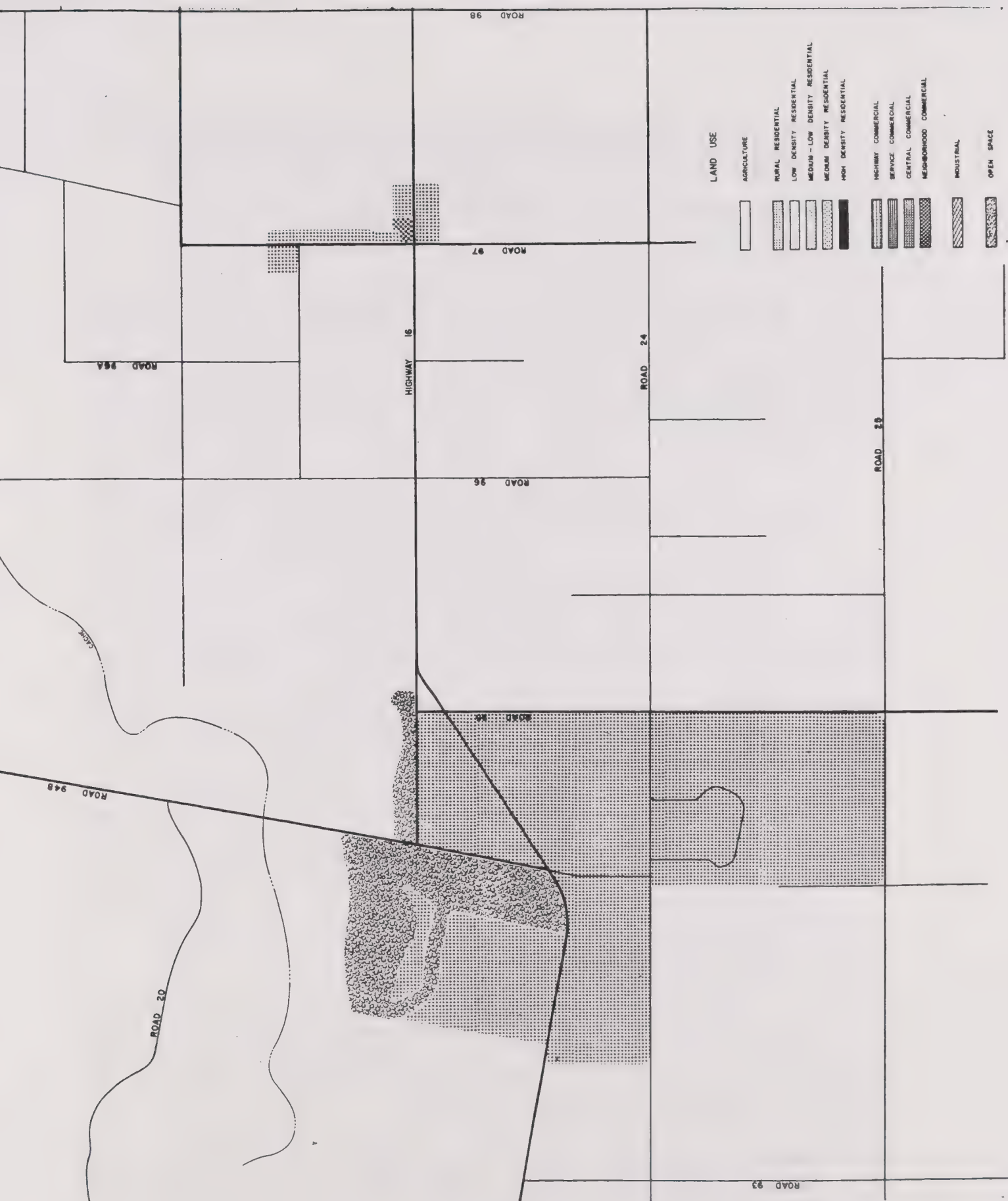
13. Areas Outside the Fifteen Planning Areas

Sewer service is not available to these areas:

- a. Northeast of the I-5 Freeway at West Street. A small Highway Highway Commercial area has been included due to the size and configuration of the land and its limited potential for farming. It is not included in Phase II.
- b. Area bounded by State Route 113, County Road 18C, Southern Southern Pacific railroad tracks and Churchill Downs. An Industrial designation has been applied to this area due to the configuration of the parcels, existing uses and limitations on agricultural use of the area. This area is in Phase I and has been annexed to the City.
- c. Willow Oak Area

See map on page 57.

The Willow Oak Area is designated Rural Residential with a small area of Neighborhood Commercial identified at the northeast



corner of Highway 16 and County Road 97. Parcels in this area are to be a minimum of one acre in size because of water quality issues and the location of prime agricultural soils.

d. The Monument Hills/Hillcrest Estate Area

See map on page 57.

This area is designated Rural Residential with an adjoining Open Space designation on the Watts-Woodland Airport, the cemetery and Yolo Fliers Club. This area is typified by non-prime agricultural soils and has been divided into acreage parcels generally of one to five acres in size. The size of parcels is largely determined by the soil types and need for individual wells and septic tanks. The lack of other urban services and conveniences in close proximity limits the appropriateness for development in this area. However, it is recognized that there is a demand for large parcels in a more rural setting and thus the plan provides for Rural Residential uses on the marginal soils accommodating a population of approximately 1,000 persons. Determination of future parcel sizes is regulated by the County of Yolo and parcels generally may not have an area of less than five acres. However, it has been agreed to by both the County of Yolo and the City of Woodland that a further study might be conducted to determine the feasibility of an increased density with the provision of urban services for the area west of the airport and north of State Route 16; therefore, that area has been given a special study area designation. Inherent in the study of this area is the need to ensure that any urban services needed are self contained and not impacting the City of Woodland service capabilities. Within this area is located the Watts-Woodland Airport. It is situated on 100+ acres of land and is classed as a basic utility stage II airport. All land uses within this area must be in conformance with an adopted Watts-Woodland Airport plan land use designation. Land Use compatibility is determined by comparing land uses against height, noise and safety guidelines. All land uses must be compatible with each set of guidelines.

14. The Main Street Corridor

The General Plan directs land uses to provide a more defined downtown and a visually attractive and functional commercial area. The Main Street Corridor extends from County Road 101 to County Road 98 (Brown's Corner). It varies in its north-south boundaries but can generally be defined by North and Court Streets to the north and Lincoln Avenue to the south.

The downtown is the nucleus of the community. This nucleus extends from approximately Fourth Street to Elm Street and consists of small shops, businesses, restaurants, offices and government administrative facilities. The City needs to strengthen the business core and to provide for a cultural focal point.



To this end, a program of downtown improvement is being established which (1) focuses on adequate circulation and parking that caters to pedestrian traffic, (2) recognizes and plans for the enhancement of architecturally sound older structures, (3) encourages redevelopment to enhance existing quality features, (4) establishes a review process for new uses to assure their compatibility with the downtown plan, (5) considers the use of street planting, street furniture, canopies, drinking fountains, restrooms, rest areas, signs, etcetra to enhance the visual attractiveness, and (6) encourages day and night social and cultural activities to enhance the use of the area and its definition as downtown Woodland, the center of the community. A Specific Plan should be developed which defines appropriate land uses, identifies location for parking facilities and public buildings; establishes criteria for aesthetic features in the downtown and incorporates the parking and circulation plan directives.

The Circulation Element addresses alternatives for improvement of downtown circulation. This element further defines the character of Main Street and its surrounding area.

To the west of the downtown area between Elm Street and Ashley Avenue is an extension of the downtown area. Its uses vary from small offices, shops and financial institutions to shopping centers with their major tenants and satellite shops, to car dealerships and repair shops. This area is generally the focus of daily commercial needs as well as specialty items. Its land uses are directed to compliment the downtown area and provide an area for services that do not fit into the downtown plan. This area is to be specifically defined to provide an attractive extension of the downtown area. It is recognized that this area is vehicle oriented with most uses providing their own parking facilities, unlike the central area. Circulation, however, continues to be a critical concern in this area. Provision should be made for a visually attractive area for customers. Heavy commercial uses are not appropriate to this area.

The outer ends of the Main Street Corridor, west of Ashley Avenue and east of Fourth Street (south side of East Main Street), create a different commercial image than the central commercial area. A Service Commercial land use designation is directed for a portion of the area east of East Street such that it may appropriately contain those uses which are necessary to the community but which, by their nature, differ from the retail shopping areas. The service commercial uses would be the heavy commercial uses including the vehicle sales centers, auto repair and tire shops, large hardware and lumber stores and other uses which require outdoor display or storage such as nurseries. Such uses would have a defined area for development that would be more appropriate for them than the central commercial area. One Central Commercial designation has been applied in this area. It is intended that the visual aspects of these commercial areas be enhanced as they are entrances to the City.

A Planned Development Overlay (PD) designation is applied to the Main Street Corridor, west of Ashley Avenue to provide for an attractive entrance to the City. The criteria for development of the PD is outlined in area G-2 of the Land Use Element.

The final portion of the Main Street Corridor is the Highway Commercial Area east of the State Route 113 Interchange at east Main Street. This plan directs the uses in that area to those which are specifically oriented to serve the traveling public.

15. The Kentucky Avenue Corridor

A Service Commercial designation is placed on those areas where commercial/industrial uses exist and are anticipated to continue. A few areas contain extensive industrial uses. These areas, primarily on the north side of Kentucky, east of the extension of North Cottonwood Street, are designated industrial. The remaining portions of the corridor area, with the exception of the North College Street and North Cottonwood Street Neighborhood Commercial designations, have been designated for residential uses. It is important to link the residential areas to the north and south and to provide circulation between them. Kentucky Avenue will serve as a major arterial street and is also designated as a truck route. With anticipated noise generation and the major arterial classification of Kentucky Avenue, residential areas should be designed to create a visually attractive area as well as be linked to the existing residential areas south of Kentucky through linear parks, bicycle routes and pedestrian ways.

16. The East Street Corridor

The designated land uses are predominately Service Commercial and Industrial. The particular concern here is that means be considered to visually enhance this arterial which serves as the north and south entrance to Woodland. Special attention is given to the corridor to beautify it and improve its safety once the State Highway designation is removed south of Main Street. This includes provisions for landscaping, left turn pockets, undergrounding of utilities, signalization where needed and improved sidewalks.

17. Open Space Areas

There are, in addition to the Open Space Areas designated within the Urban Limit Line of Woodland, six additional sites: Nelson's Grove, the City sewer treatment ponds, Woodland Regional Park (former solid waste disposal site), Watts Airport, the Yolo Fliers Club and Monument Hills Cemetery. These Open Space areas are further identified in the Open Space and Conservation Element and are designated on the General Plan Map.

18. The Remaining Areas of the General Plan Area

The remaining areas of the General Plan Area not previously discussed are designated Agriculture. This designation applies to



all those areas not included within the Urban Limit Line, the Willow Oak Area, the Monument Hills/Hillcrest Estate Area or the specifically designated Open Space Areas. The Agriculture designation enables the land to be included in the County of Yolo's Agricultural Preserve Program. Areas designated as Urban Reserve within the Urban Limit Line may be used for agriculture but are not permitted in the Agricultural Preserve Program.

## 19. Lands Under Other Agency Control

The following table on pages 62 and 63 outlines the lands subject to regulation by other governmental agencies. The plan anticipates no other lands being set aside for regulation by other governmental agencies.

### G. Areas of Special Concern

#### 1. Educational Facility/Campus Sites

Except for the Yuba College site, this plan does not specify sites within the General Plan Area that are to be reserved for education facilities/campuses which would require large blocks of land. When considering any application for such land use, the following criteria should be used to insure that the facility/campus will best serve the community while minimizing its potential adverse impacts. Any site should: (1) be located in proximity to a freeway, highway or thoroughfare to insure proper access and circulation, (making the site convenient to that part of the community and areas which would be served by the educational facility/campus); (2) be of adequate size to accommodate future student enrollment consistent with the projected growth of Woodland and areas which would be served by the educational facility/campus; (3) be located so as to minimize the impact of loss of agricultural crop land; (4) be one to which sewer, water, fire protection, et cetera can be provided; (5) be located in an area where bicycle access can be provided with optimum safety; and (6) be within or directly adjacent to the Urban Limit Line.

#### 2. Visual Aspects

Special attention should be given to the entrances to the City, particularly in the areas of East Street and Main Street. Wherever possible, landscaping and other means should be utilized to improve the initial visual impressions of the city and to set a pattern consistent with the City's motto, "The City of Trees."

Undergrounding of all overhead distribution utility lines shall be required of all new development regardless of land use designation. Special emphasis shall be placed on undergrounding all existing lines on arterial streets within the City and all entrance ways to the City. Transmission lines, except those of such a size to preclude undergrounding due to cost and state regulations, shall be undergrounded.



TABLE 2

## LANDS SUBJECT TO REGULATION BY OTHER JURISDICTIONS

OWNER	LOCATION	SIZE (ACRES)	USE
<u>Lands within the City Limits</u>			
State of CA.	625/641 Main St.	.26	Opera House
U.S.A.	720 Court St.	.55	Post Office
Yolo Co.	308 Third St.	.50	Parking Lot
Wdld. Jt. School	126 West St.	8.60	Freeman School
Wdld. Jt. School		2.35	Freeman Park
Wdld. Jt. School	525 Beamer St.	4.00	Beamer School
Wdld. Jt. School	425 Beamer St.	.43	Beamer School
Yolo Co.	1st/North St.	.39	Parking Lot
Yolo Co.	3rd/North St.	3.64	Courthouse
Yolo Co.	Blk. bwtm. Court/ North; 3rd/4th St.	2.55	County Jail
Wdld. Jt. School	Blk. bwtm. Cross/ Oak; Elm/Dingle Ln.	3.90	Dingle School
Wdld. Jt. School	Dingle Ln.bwtm. Cross/Oak Sts.	.32	Vacant
Yolo Co.	609 5th St.	.72	Co. Yard/Garage
Yolo Co.	150 Cross St.	1.52	Co. Yard
Wdld. Jt. School	528 Hays St.	3.18	Admin. Office
Wdld. Jt. School	Blk.bwtm.Hays/ Granada;College/1st	2.65	Douglas Jr. High
Wdld. Jt. School	Blk.bwtm.Hays/ Granada;1st/2nd St.	2.08	Douglas Jr. High
Yolo Co.	512 Gibson Rd.	2.27	Gibson House
Wdld. Jt. Unifd.	SWC/Cottonwood & El Dorado Sts.	9.11	Zamora School
Yolo Co. Housing	Cottonwood bwtm. Woodland/Beamer	2.32	
Yolo County	Bwtm Woodland Ave & Beamer St/btwn Cottonwood & Ashley	31.17	Co. Garage/Admin/Vacant
Yolo Co. Hosp.	SWC-Beamer/Cottonwd.	17.69	Administration
Yolo Co.		3.05	Branch Jail
Yolo Co. Housing	Lemen Ave.	4.37	Res/Admin.
Yolo Co. Housing	Lemen Ave.	25.48	Woodland Project
Sac/Yolo Mosquito	1234 Fortna Ave.	2.75	Office/Sheds
Yolo County	NEC/Beamer & Cottonwd.	5.03	Hospital
Wdld. Jt. Unifd.	21 N. West St.	46.02	High School
Yolo Co.	SEC/Beamer & Cottonwd.	.92	Parking Lot
Wdld. Jt. Unifd.	SWC/Ashley & Beamer	8.79	Maxwell School
State of CA.	SWC/Cottonwd. & Main	1.74	Maint. Yard
Wdld. Jt. Unifd.	NWC/Cottonwood & Southwood	9.11	Whitehead School
Wdld. Jt. Unifd.	West St bwtm Cross & Lincoln Ave.	19.79	School site
Yolo Co.	77 W. Lincoln	.46	Yolo Co. Risk Mgmt.

TABLE 2 (Continued)

## LANDS SUBJECT TO REGULATION BY OTHER JURISDICTIONS

OWNER	LOCATION	SIZE (ACRES)	USE
<u>Lands outside of the City Limits</u>			
Plainfield School	NWC of Co. Rd. 97 & 25-A	8.79	School
State of California	S.R. 113, South of Co. Rd. 25-A	.28	Vacant
Yuba Comm. College	Co. Rd. 24, West of Co. Rd. 102	120.00	Vacant
Laugenour School	Co. Rd. 17A, West of S.R. 113	8.80	School Site
U.C.D.	Co. Rd. 18C, and Co. Rd. 101	469.13	Field Crops
State of California	Co. Rd. 23 and Co. Rd. 101	1.15	Highway Patrol Headquarters
Yolo County	Co. Rd. 24, West of Co. Rd 102	20.00	County Jail

### 3. Redevelopment Area

The City has designated 620+ acres of commercial and industrially utilized lands as the redevelopment district. Redevelopment is intended to:

- eliminate slums and blight;
- stabilize the tax base;
- increase employment opportunities;
- improve housing; and,
- create an adequate social, economic and psychological environment.

The Redevelopment District as proposed in Woodland is very traditional in nature and encompasses the downtown/Main Street corridor and the East Street corridor. These areas meet the definition under State law of areas which are physically and economically blighted and predominantly urbanized. A feasibility study has been prepared which identifies the location and extent of utility, street and parking infrastructure deficiencies. The boundaries of the Redevelopment Area are shown on page 69.

The following improvement projects and activities have been selected by the Agency's staff and Consultants for implementation within the context of the proposed Redevelopment Project. The numerical designations accorded in each case are provided for "shorthand" identification purposes only, and are not intended to indicate a proposal's relative priority for implementation. As a practical matter, such priorities would be established and periodically reviewed by the Agency, and would be dependent upon extant conditions in the proposed Project Area and the availability of Agency revenues at different points in time during the Project implementation period.

#### Project 1: Downtown Revitalization

Description. This project calls for implementation of certain public improvements within the downtown blocks bounded by First, Court, Third, and Main Streets, as shown on conceptual sketches prepared for the City by Omni-Means, Ltd., in February 1987. Main Street would be reconstructed to provide: one (1) travel and (1) curbside parking lane in each direction; a landscaped median with protected left turn lanes on the approaches to First and Third Streets; new street tree plantings; and, new "street furniture" (light standards, planters, signage, etc.). First and Third Streets, between Main and Court Streets, would receive similar beautification treatments involving selective repaving, plantings, street furniture installation, etc. Second Street, between Main Street and Dead Cat Alley, would be closed to through traffic via the construction of a new landscaped plaza and an adjacent off-street parking lot along the easterly face of the historic Opera House Structure. The northerly segment of Second Street, from Dead



Cat Alley to Court Street, would be converted into a two-way driveway, for both the new "Plaza Parking Lot" and an existing City parking lot between First and Second Streets, and landscaped with new tree plantings and street furniture. Finally, the existing City parking lot between First and Second Streets would be reconstructed to increase its vehicle storage capacity and incorporate new landscaping improvements.

#### Project 2: Expand Downtown Parking

Description. This proposal would involve the development of two (2) additional off-street parking lots to mitigate potential parking deficiencies identified in the 1983 City of Woodland: Downtown Parking & Circulation Study within the blocks bounded by North Street, Third Street, Lincoln Avenue, and Elm Street.

#### Project 3: Upgrade Circulation System

Description. The existing network of surface streets in the Project Area includes several discontinuous streets, one (1) poorly aligned intersection along the heavily-traveled East Street corridor, eleven (11) intersections in need of traffic signalization improvements, and, three (3) railroad crossings lacking warning signals for motorists. This proposal would remedy these circulation deficiencies by providing for: the installation of new traffic signals at the intersections of Lincoln Avenue with College and Third Streets, Matmor Road and East Main Street, and Oak Avenue and East Street; the upgrading of existing traffic signals at the Main Street intersections with East, Third, First, College, and Elm Streets; and along Court Street at the Third Street and College Street intersections; the northerly extension of C Street to Lemen Avenue; the reconstruction and realignment of the Oak Avenue segment crossing the Southern Pacific Railroad right-of-way, to shift the westerly Oak Avenue approach to East Street southward to a point directly opposite the existing easterly approach; the easterly extension of Lincoln Avenue, across the railroad right-of-way to the existing "T" intersection of Alice and East Streets; and, the installation of railroad warning signals at the Matmor Road, E Street, and (realigned) Oak Avenue crossings.

#### Project 4: Repair/Upgrade Existing Streets

Description: The majority of the streets in the Project Area are in need of repairs and/or improvements ranging from minor resealing, to resurfacing, to full reconstruction. While most streets have full frontage (curb, gutter, and sidewalk) improvements in-place, there are scattered incidences of streets characterized by a lack or discontinuity of frontage improvements, and even where full improvements are present, they are often in need of repair or replacement. Despite long-term City efforts to provide handicap

ramps at corners and key street crossings, there are still numerous locations in the Project Area where wheelchair accessibility is thwarted by the lack of conveniently located handicap ramps. Finally, many streets in the Project Area are in need of new or upgraded street lighting to reduce City energy costs and improve nighttime visibility and security conditions. This proposal calls for the completion of miscellaneous street repair and upgrading actions in the Project Area and its environs.

#### Project 5: East Street Beautification

Description: East Street is one of the principal north-south accessway for traffic flows through central Woodland, and gives many visitors their "first impression" of the community. Under existing conditions, that "first impression" is less than favorable because of the visual clutter along portions of the roadway, the presence of open trash-strewn lands within the adjacent railroad right-of-way, the deteriorated condition of numerous structures visible from the roadway, and the lack of street trees or landscaping along frontage areas to screen unsightly views. This proposal would involve the planning, design, and construction of a landscape beautification project along the entire East Street corridor within the City limits.

#### Project 6: Repair/Upgrade Storm Drainage System

Description: Many portions of the Project Area suffer from localized flooding due to such factors as a lack of storm drains, undersized drainage pipelines, inadequately designed (or a lack of) catch basins, and pipes of questionable structural integrity within public roadways. According to estimates reported in the City's 1985 Storm Drainage Master Plan (pp. C-2 to C-6), more than \$2.5 million in storm drain installation or replacement improvements are needed in and adjacent to the Project Area. Additionally, the City staff has noted the need for related drainage improvements including the upgrade of 25 catch basins, repair or upgrade storm drain laterals in the Project Area, and rectification of recurring drainage problem at the busy Main and Elm Street intersection.

#### Project 7: Repair/Upgrade Water System

Description: The existing water distribution system serving the Project Area is in relatively good condition, but nevertheless, is in need of several upgrading improvements including: installation of a new 12-inch main on East Main Street (between the Matmor Road intersections); replacement of antiquated or undersized mains in segments of Alice, Depot, and Pendegast Streets, and Lemen Avenue; and, provision of up to 10 new fire hydrants along East and East Beamer Streets.



#### Project 8: Repair/Upgrade Sewer System

Description: The sanitary sewer system serving most of the Project Area is in good condition; however, the City's 1986 Wastewater Facilities Master Plan has identified several deficiencies which have constituted public health hazards and/or constraints to full development or utilization of Project Area lands, and the City staff has noted that numerous service laterals and clean-outs are in need of repair or replacement. This proposal would mitigate these deficiencies via the installation of new sewer mains in segments of East, East Beamer, and Fourth Streets, and by repairing and/or replacing service laterals and clean-outs in older portions of the Project Area.

#### Project 9: Utility Undergrounding

Description: Unsightly overhead utility lines not only detract from the aesthetic appearance of much of the Project Area, but also are susceptible to damage and service disruptions due to storms, motor vehicle accidents, fires, etc. This proposal calls for the undergrounding of existing public utility lines on: (1) East Street, between Gibson Road and Kentucky Avenue; (2) Court Street, between College and West Streets; (3) Court Street, between Third and East Streets; (4) Lincoln Avenue, between East and West Streets; and, (5) Dead Cat Alley. These improvements would be undertaken in conjunction with other street improvement projects planned along Court Street and Lincoln Avenue, and with the East Street Beautification proposal.

#### Project 10: Community Center

Description: Existing meeting facilities for community groups and civic organizations in Woodland are undersized and inefficient due to their size, function, or location. This proposal would provide a new community center (near the easterly entrance to the historic core area) to serve as a focal point for a wide range of community activities --teen center, meeting rooms for community based organizations, facilities for dance groups, arts, crafts, etc. The specific functions to be housed in the community center would be determined by a feasibility study that would be subjected to widespread community discussion. Based upon the results of that study, the Agency would acquire the necessary properties, provide relocation assistance to the affected property owners/tenants in accordance with applicable laws, and construct the center.

#### Project 11: Commercial Rehabilitation Fund

Description: The foregoing proposals have been geared toward enhancing the aesthetic appearance of the downtown area specifically, and access, parking, drainage, and utility services throughout the Project Area, including the central business



district. In this respect, such proposals would each contribute at least indirectly toward encouraging new business and commercial investment in the downtown area and along the East Street corridor, and thus, toward stimulating the growth of local employment opportunities and sales tax revenues in Woodland. In keeping with the aims of this business revitalization effort, the Consultants have recommended that the Agency establish a minimum \$1.0 million "Revolving Commercial Rehabilitation Fund" from which: (1) local Project Area business could borrow money at below-market interest rates to finance business property improvement activities; (2) the Agency could draw funds for assembling parcels under disjointed ownership into suitable sites for new commercial developments; and/or, (3) the Agency could provide grants to business owners to aid in rehabilitating their properties.

Project 12: Low-and Moderate-Income Housing

Description: State law requires that an Agency utilize 20% of all tax increment revenue derived from a Project Area to increase or enhance the overall community's supply of low-or moderate-income housing. This money can be spent anywhere within the City limits.

IV. SUMMARY TABLES The five tables that follow summarize the land use areas established in this plan.

Table 3: Summary of Land Use Designations -- This is a summary of the designations of the General Plan Area by planning area within the Urban Limit Line and areas beyond.

Table 4: Vacant Residential Land by Planning Area -- This chart summarizes the vacant land designated for residential land uses. The vacant land is identified by planning area and is further evaluated for potential numbers of dwelling units. All of the land in Phase II and Phase III was given a low density residential designation until such time as specific plans are prepared for the areas. The numbers of dwelling units were calculated from the average numbers of units per acre established in the density standards, pages 24 to 29. In reviewing this table, it must be realized that not all land may be developed in the future and that the unit densities may vary.

Table 5: Summary of Phasing Areas --This table shows the number of acres in each phasing area by general land use category, both developed and vacant.

Table 6: Undeveloped Land Phase I --This table further breaks down the undeveloped acreage shown in Table 5. Acreage both inside and outside City Limits are shown as well as acreages for which developments have been approved as of March 3, 1988.

Table 7: Zoning Equivalency -- This table indicates the zoning to provide general plan consistency.

# REDEVELOPMENT AREA BOUNDARIES MAP

## Project 6 Repair/Upgrade Storm Drainage System

Street Location	Pipe Length (Feet) by Diameter							11wy X-ing
	18"	24"	30"	36"	42"	54"	60"	
Cleveland Street		400			650			
College Street		900						
Powder Street	950							
Gum Avenue			900	1,200				
Lemna Avenue	500					2,650	800	
Lincoln Avenue							2,850	
Main Street (11wy 16)							2,600	
Mower Road			1,400				1,300	
North Street	1,600							
Pendegast Street		850						
Second Street	1,000	450						
Sixth Street								
Third Street		950						
Wilson Way	600	1,250						
TOTALS	4,650	4,800	2,300	1,200	650	2,650	4,350	3,900

Drawn & Checked, City of Woodland: Storm Drainage Master Plan (Sacramento: April, 1983), pp. B-2, and C-2 to C-6.

## Project 7 Repair/Upgrade Water System

Street Location	Pipe Length (Feet) by Diameter				11y-drants
	6"	8"	10"	12"	
Alice Street		850			
Depot Street		500			
East Street (11wy 113)					
East Deamer Street			800		
Lemna Avenue					
Main Street (11wy 16)				1,000	
Pendegast Street					
TOTALS	1,350	1,600	0	1,000	10

Drawn and Checked, City of Woodland: Water System Master Plan (Sacramento: September, 1983), pp. 9-3 to 9-4 II.

## Project 8 Repair/Upgrade Sewer System

Street Location	Pipe Length (Feet) by Diameter					
	8"	10"	12"	15"	18"	21"
East Street	1,210	420	450	1,750		1,215
East Deamer Street				740		
Fourth Street		450				
TOTALS	1,210	850	450	2,490	905	1,215

CH24 1181, City of Woodland: Wastewater Facilities Master Plan (April, 1986), pp. 9-2, 9-3, and 9-14 II.





TABLE 3  
SUMMARY OF LAND USE DESIGNATIONS  
(Acreage by Planning Area)

AREA	RESIDENTIAL				COMMERCIAL				INDUSTRIAL	OTHER			TOTAL ACREAGE
	RR	LDR	MLDR	MDR	NC	CC	SC	HC		OS	PS	AG	
Phase I:													
A	0	39	0	0	0	0	16	0	142	15	0	0	212
B	0	374	0	43	2	73	3	0	24	16	102	0	637
C	0	370	72	48	3	48	49	0	13	14	28	0	645
D	0	0	0	30	0	0	22	21	884	0	3	0	960
E	0	0	0	0	0	0	0	0	700	0	0	0	700
F	0	0	0	0	0	0	0	54	410	0	0	0	464
G	0	357	0	147	0	64	0	0	0	53	31	0	652
H	0	326	150	6	2	49	0	0	72	11	34	0	650
I													
Except Phase III	0	415	0	116	0	57	67	17	0	31	74	0	777
J													
Except Phase III	0	351	0	56	15	38	0	22	62	18	28	0	590
K	0	576	0	6	0	0	0	0	3	40	19	0	644
Other Areas	0	0	0	0	0	0	0	0	30	0	0	0	30
Total													
Phase I	0	2808	222	452	22	329	157	114	2340	198	319	0	6961
Phase II	0	318	0	36	0	0	0	11	0	14	16	0	395
Phase III	0	280	0	350	0	0	0	0	0	14	161	0	490
Inside Urban Limit Line	0	3406	222	523	22	329	157	125	2340	212	496	0	7846
Outside Urban Limit Line	1647	0	0	0	4	0	0	0	0	1355	3	44986	47995
Total of General Plan Area	1647	3406	222	523	26	329	157	125	2340	1581	499	46030	55841



TABLE 4

## VACANT RESIDENTIAL LAND BY PLANNING AREA

	AREA	LOW DENSITY		MED/LOW DENSITY		MEDIUM DENSITY		TOTAL	
		AC	DU	AC	DU	AC	DU	AC	DU
PHASE I	A	32	192	0	0	0	0	32	192
	B	0	0	0	0	0	0	0	0
	C	13	78	0	0	0	0	13	78
	D	0	0	0	0	0	0	0	0
	E	0	0	0	0	0	0	0	0
	F	0	0	0	0	0	0	0	0
	G	26	156	0	0	16	320	42	476
	H	0	0	0	0	0	0	0	0
	I	23	138	0	0	0	0	23	138
	J	351	1784*	0	0	41	684*	407	2468
	K	0	0	0	0	0	0	0	0
	TOTAL	445	2348	0	0	72	1004	517	3352
PHASE II	A	302	1638	0	0	36	720	309	2358
PHASE III	I, J	273	1680	0	0	35	700	315	2380
	TOTAL	998	5666	0	0	143	2424	1141	8090

LDR = 6 UNITS/AC  
 MLDR = 6 UNITS/AC  
 MDR = 20 UNITS/AC

\* Southeast Specific Plan Dwelling Units

TABLE 5  
SUMMARY OF PHASING AREAS

	ACRES	DEVELOPED ACREAGE	VACANT ACREAGE			
			IN CITY	OUTSIDE CITY	TOTAL	PERCENT UNDEVELOPED
Phase I:						
Residential	3,486	2,969	77	440	517	15
Commercial	618	461	122	35	157	25
Industrial	2,340	1,560	574	206	780	33
Other	517	156	31	330	361	70
TOTAL	6,961	5,146	804	1,015	1,815	26
Phase II:						
Residential	354	45	0	309	309	87
Commercial	11	1	0	10	10	91
Industrial	0	0	0	0	0	0
Other	30	0	0	30	30	100
TOTAL	395	46	0	349	349	88
Phase III:						
Residential	315 <sup>1</sup>	0	0	315	315	100
Other	175	40	0	135	135	77
TOTAL	338	40	0	450	450	92

<sup>1</sup>This does not include 155 acres of land currently under a Williamson Act Contract; upon cancellation it will be eligible for residential development.

TABLE 6  
UNDEVELOPED LAND  
PHASE I

Residential

	77	acres inside City Limits
	<u>440</u>	acres outside City Limits
Total	<u>517</u>	acres Phase I
	<u>63</u>	acres with approved development
	<u>454</u>	acres with <u>no</u> approved development

Commercial

	124	acres inside City Limits
	<u>35</u>	acres outside City Limits
Total	<u>159</u>	acres Phase I
	<u>2</u>	acres with approved development
	<u>157</u>	acres with <u>no</u> approved development
	12	acres C-1
	14	acres C-2
	31	acres C-2/PD
	7	acres C-3
	5	acres C-3/PD
	17	acres C-H
	73	acres C-H/PD

Industrial

	584	acres inside City Limits
	<u>206</u>	acres outside City Limits
Total	<u>790</u>	acres Phase I
	<u>10</u>	acres with approved development
	<u>780</u>	acres with <u>no</u> approved development



TABLE 7  
ZONING EQUIVALENCE TABLE

<u>Land Use Designation</u>	<u>Agency</u>	<u>Zone</u>
Agricultural:	City	A-1 (Agricultural)
		O-S (Open Space)
	County	A-P (Agricultural Preserve)
		A-E (Agricultural Exclusive)
		A-1 (Agricultural General)
Residential:		
Rural Residential	City	Not applicable
	County	R-S (Residential Suburban) P-D (Planned Development)
Low Density	City	R-1 (Single Family Residential) R-2 (Duplex)
	County	R-1 (Single Family Residential) R-2 (Duplex)
Medium Low Density	City	N-P (Neighborhood Preservation)
	County	Not applicable
Medium Density	City	R-2 (Duplex) R-M (Medium Density Residential)
	County	R-3 (Multiple Family Residential)
High Density	City	Not applicable
	County	R-4 (Apartment-Professional)
Commercial:		
Neighborhood	City	C-1 (Neighborhood Commercial)
	County	C-1 (Neighborhood Commercial)
Central	City	C-2 (General Commercial)
	County	C-2 (Community Commercial)
Service	City	C-3 (Service Commercial)
	County	C-3 (General Commercial)
Highway	City	C-H (Highway Commercial)
	County	C-H (Highway Service Commercial)
Industrial	City	I (Industrial)
	County	M-L (Limited Industrial)
		M-1 (Light Industrial)
		M-2 (Heavy Industrial)

# Zoning Equivalence Table Continued

<u>Land Use Designation</u>	<u>Agency</u>	<u>Zone</u>
Other:		
Open Space	City	A-1 (Agricultural) O-S (Open Space)
	County	A-1 (Agricultural General) AV (Airport) PR (Parks and Recreation)
Public Service	City	A-1 (Agricultural) O-S (Open Space) (Other zoning of the adjacent area)
	County	A-1 (Agricultural General) PR (Parks and Recreation) (Other zoning of the adjacent area)

## NOTE:

1. The A-1 Zone is applicable to all land use designations in the General Plan area. It may serve as zoning for agricultural uses or as a holding zone until rezoning of the land for urban development is appropriate.
2. The P-D Overlay Zone may be applied to any zone and thus, may be appropriate to any land use designation when the proposes uses are found to be compatible and consistent with the intent of the General Plan.
3. This table is based on current zoning classifications. It is not intended to limit the zones which are consistent with a designation of the General Plan but rather to serve as a guideline for zoning consistency.
4. The T Transitional Overlay Zone permitting compatible limited non-residential uses may be applied to properties in transition areas between residential and other land uses.
5. The F-P Flood Plain Overlay Zone identifies and designates areas subject to flooding.
6. The Industrial/Service Commercial Designation would provide for a long term transition in land use from an Industrial Zone to Service Commercial Zones.
7. The Industrial/Residential Designation would provide for a long term transition in land uses from an Industrial Zone to Single Family Residential (R-1) Zone.

## V. Procedures and Methods for Implementation

The Land Use Element, and the General Plan as a whole, provide directives for the future of the Woodland area. They are the plans for the attainment of the established goals. The success of this plan is not the creation of a document but rather the implementation of the plans set forth herein. To this end the following procedures and methods are provided as guidelines for the implementation of the Land Use Element and the entire General Plan.

### A. Review and Update of the General Plan

1. The City will review and update the General Plan every five years. At the time of the review, the City Planning Commission and the City Council will meet jointly to confirm the direction for the future of the Woodland area. The City will refer the plan to the County of Yolo for their review and comment.
2. To annually review goals and set priorities for specific implementation and to incorporate appropriate measures into the City budget and capital improvements program.

### B. Future Studies

1. Develop a detailed downtown development plan and update the circulation plan with a specific implementation program. Incorporate government administrative facilities, community center, commercial development, parking and area beautification considerations into the plan.
2. Utilize specific plans to refine the directives of this General Plan particularly in areas of new residential development. Such plans should include consideration of density standards, development criteria, circulation patterns, utility line extension plans, availability of police and fire protection and other services, adequacy of park and school facilities and other details as directed in the State Government Code sections pertaining to specific plans and appropriate to the area under study.
3. Prepare studies as directed in the various elements of this plan as well as other special studies when needed to provide short and intermediate range implementation programs. Annually, the Community Development Department will prepare a list of the special studies to be undertaken during the next fiscal year and submit the list for review with the budget.
4. Continue to update the Zoning Ordinance as appropriate so that it may serve as an effective tool in the implementation of the General Plan (on an on-going basis).
5. Continue to update the sewer, water, storm drainage, fire and street master plans on a bi-annual basis.
6. Annually review the Capital Improvement Plan and Budget to ensure compliance with the General Plan and to provide adequate funding



through development fees, assessment districts where appropriate, and other governmental and private sources of funding.

C. Project Review

1. Review all plans and development proposals to insure consistency with the General Plan and its various elements.
2. Determine the availability and adequacy of City services particularly water, sewage disposal, storm drainage and police and fire protection as a part of project review including an assessment of how the project satisfies the level of service plan.
3. Maintain contact with the responsible agencies to determine the availability of private and public services, such as schools, in order to effectively assess development proposals.
4. Enforce local and state codes pertaining to environmental impact assessment, preparation of maps and plans, project construction and general health and safety.
5. Ensure the compatibility of land uses in the approval of any project.

D. General Measures

1. Apply the Urban Development Policy as set forth on page 85 to all development outside the City Limits.
2. Continue to work with the County of Yolo to implement the Urban Development Policy.
3. Continue to apply agricultural zoning to those larger vacant areas located outside the City Limits but within the Urban Limit Line to encourage continued agricultural uses of the land until urban development of the land is appropriate.
4. Continue to create and enhance an aesthetically pleasing environment throughout the urban area. This may include the use of landscaping, greenbelts, signs, underground utility districts, etc.
5. A phasing plan for residential development is to be followed as shown on the Phasing map shown on Page 80 and further defined below:

There are to be three phases for development and for implementation of this plan. The phasing is based on the availability of the key services, an orderly direction for growth, and maintaining appropriate levels of service. Each phase represents a special timing for development. The phasing areas are delineated on the map on page 80. Acreages and general land use designations are identified in table 5 on page 72.

Phase I encompasses an area for current development. Services are capable of being provided to that portion of Phase I within the sewer service boundary as expanded. (It should be noted that the boundary relates to line capacities and that treatment facility capacity must also be available). The Urban Development Policy applies to areas outside the City Limits.

The area located east of County Road 101 in Area J has been placed in Phase I. City services are currently not available in this area. A specific plan for services and land use must be adopted before any development can occur in this area.

Phase II encompasses an area north of Kentucky Avenue (the Residential-Urban Reserve Area of Planning Area A). This area is within the City's sewer service boundary but because it is basically undeveloped will require the extension of services, streets, and other facilities. This phase is further distinguished from Phase I for the purpose of directing orderly growth. Development of Phase II may be started when: 1) there remains in Phase I vacant residential land equal to three years of development based on the number of housing starts for the previous year. Vacant land includes those areas for which final subdivision maps or conditional use permits have not been approved. The land areas computed shall be at least five acres in area; and/or 2) the City Council, through the formal adoption of a specific plan which includes, among other things, the extension of services and provisions for compatibility between residential and non-residential land uses for the Phase II area, shall determine that Phase II, or a portion of Phase II, is appropriate for development. Staged development in the Phase II area may be appropriate.

A Phase III residential urban reserve area south of County Road 24 (E. Gibson Road) in Areas I and J has been established to provide an area for future residential growth. Sewer line capacities are not adequate to serve this area. This area is not calculated to be necessary to meet the projected population until the year 2000. A specific plan for services and land use must be adapted before any development can occur in this area.

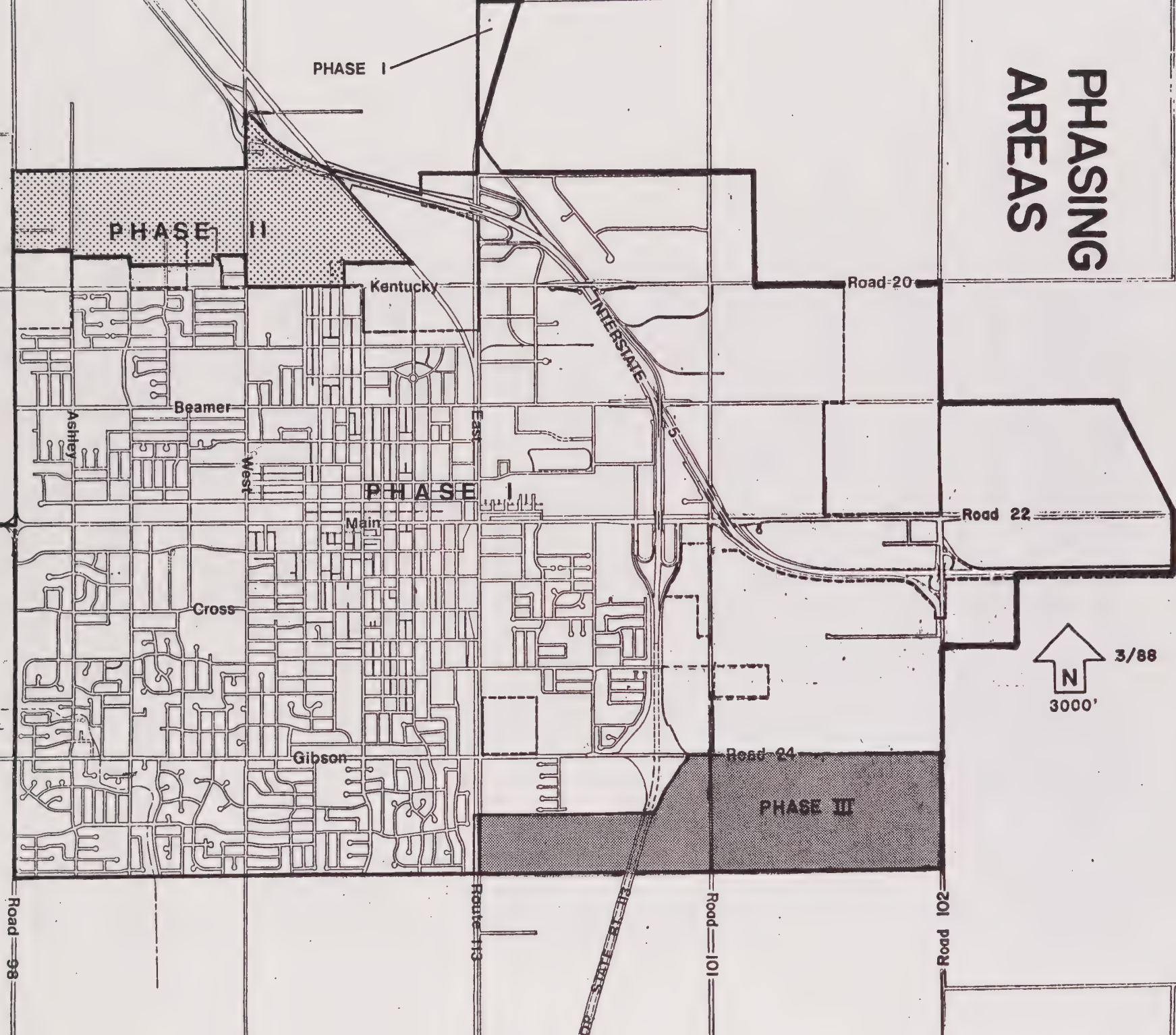
Development shall not occur in Phase II or Phase III area until the phasing designation is removed.

6. Update the Flood Plain Overlay Zone as areas are annexed to protect areas vulnerable to flooding, including facilities which serve such uses, against flood damage that could be avoided by proper design at the time of initial construction. The objectives of this zone are:
  - A. To minimize expenditure of public money for costly flood control projects,

- B. To minimize prolonged business interruptions,
- C. To help maintain sound land use in development of flood prone areas in such a manner as to minimize future flood risk,
- D. To insure that potential home buyers are notified that property is in a flood plain area.



# PHASING AREAS

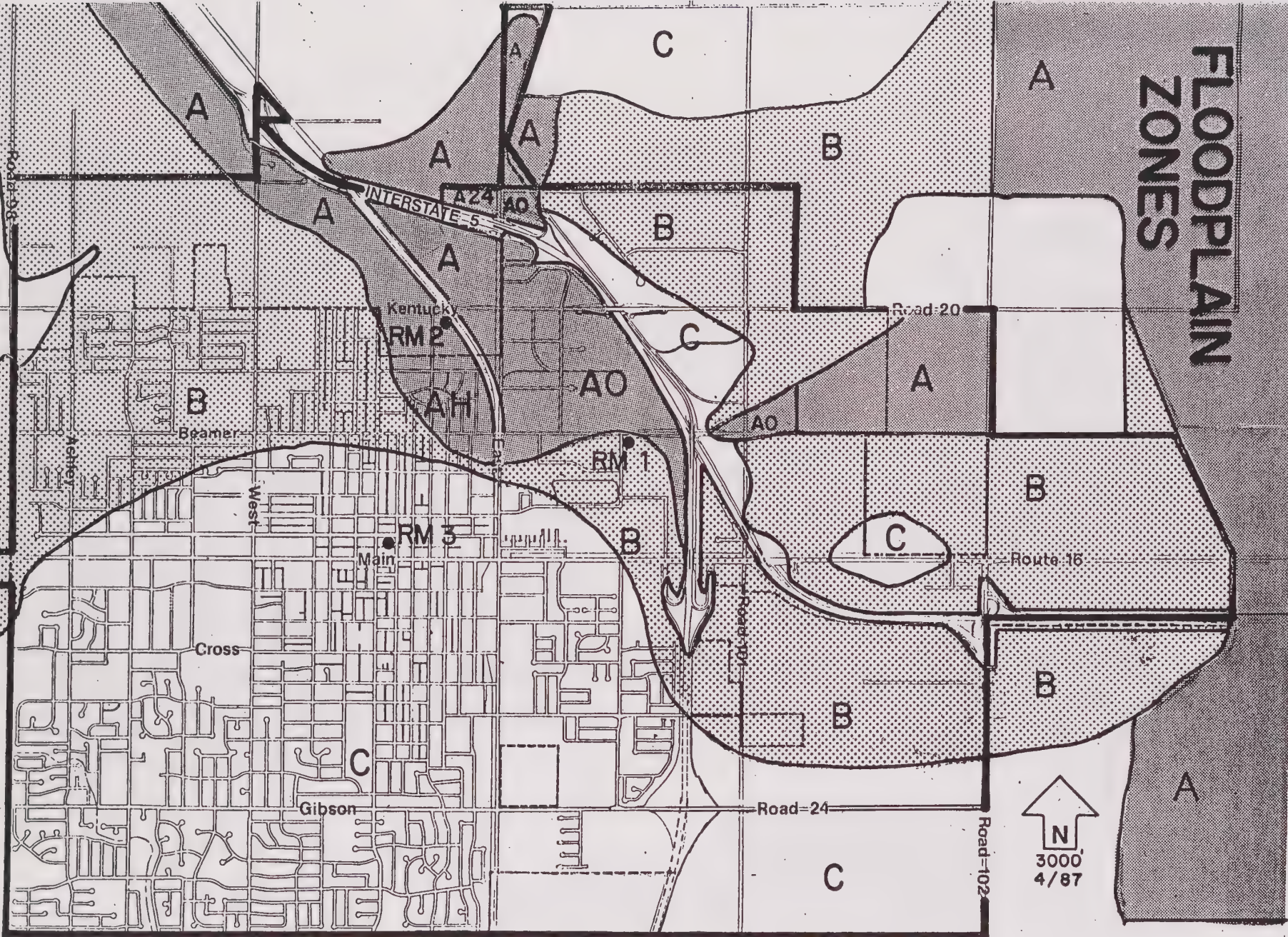


The Flood Plain Overlay Zone is applied to areas identified by the official Flood Identification Map provided to the City by the Federal Insurance Administration in its "Flood Insurance Study" dated October 16, 1979, as amended. The map delineates those areas subject to flooding based upon evidence of past flood events and evaluation data pertinent to the hundred year flood or that which has a one (1) percent chance of occurrence in any one year. Based on evaluation of this map, the City seeks to eliminate or reduce flood losses by regulating building construction and land use within the Flood Plain Hazard Areas identified on the map. Refer to the map and accompanying flood zone descriptions.

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined. (Lowest floor elevation +1' or 1' above crown of street).
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined. (Lowest floor elevation 58' or above).
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A-24	(Lowest floor elevation + 16').
A-99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading). (No requirements).
C	Areas of minimal flooding. (No shading). (No requirements).
D	Areas of undetermined, but possible, flood hazards.



# FLOODPLAIN ZONES



## ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. NGVD)
RM 1	50.03
RM 2	56.06
RM 3	65.20



## VI. GOALS, OBJECTIVES AND POLICIES

### 1. Goals

- 1.1 To preserve prime agricultural lands.
- 1.2 To preserve and enhance the historical features of the Woodland area.
- 1.3 To achieve an orderly pattern of community development consistent with economic, social and environmental needs.
- 1.4 To promote the provision of adequate housing for all persons in the community regardless of income, age, race or ethnic background.
- 1.5 To provide for a range of services to maintain acceptable levels of services for all community residents.
- 1.6 To provide for a diversity of transportation modes for all people.
- 1.7 To provide a diversified economic base for the City.
- 1.8 To define a downtown district and develop it into an attractive functional area.
- 1.9 To develop a wide range of recreational facilities and activities which meet the needs of all citizens of all ages.
- 1.10 To improve the quality of the environment.
- 1.11 To insure a high level of quality and safety in all community development.
- 1.12 To provide adequate space for schools, churches and other quasi-public uses.

### 2. Objectives

- 2.1 Urban development should occur only within the City Limits which may be expanded through annexation.
- 2.2 Contain future urban growth within the Urban Limit Line established herein.
- 2.3 Realize the goals of this element through the attainment of goals, objectives and policies of the Historic Preservation, Parks and Recreation, Open Space and Conservation, Safety, Housing, Noise and Circulation Elements of this General Plan.
- 2.4 Provide adequate land area for development consistent with the needs of the community.

- 2.5 Insure that future development is a logical extension of existing development and of City services and facilities.
  - 2.6 Maintain the character and identity of our residential neighborhoods.
  - 2.7 Develop, maintain and upgrade the sewer, water and storm drainage systems to adequately serve the projected population and development.
  - 2.8 Provide an efficient and well maintained circulation system throughout the community.
  - 2.9 Establish an adequate supply of commercial and industrial land and services to allow for a diversified economic base which compliments our agricultural economy.
  - 2.10 Secure a healthy balance of commercial and industrial businesses within the City.
  - 2.11 Create and maintain a strong identifiable community center which offers the surrounding community a cluster of centralized governmental, cultural, commercial and higher density residential uses.
  - 2.12 Provide for a viable and attractive downtown core area.
  - 2.13 Insure compatibility of land uses.
  - 2.14 Protect areas vulnerable to flooding.
3. Policies
- 3.1 To establish between the City of Woodland and the County of Yolo mutually agreeable procedures for implementation of the goals of this General Plan for the Woodland area.
  - 3.2 To encourage the County of Yolo to continue their agricultural preserve program.
  - 3.3 To encourage farming activity in areas within the Urban Limit Line until it is appropriate to convert the land to other uses directed in the Land Use Element.
  - 3.4 To allow residential, commercial and industrial development only in accord with the needs of the community.
  - 3.5 To encourage diversity in the community's economic base.
  - 3.6 To provide opportunities for all residents to both live and work in the community.
  - 3.7 To encourage the economic viability of the core area.

- 3.8 To support all efforts to maintain and enhance the Main Street corridor.
- 3.9 To annually review goals and set priorities for specific implementation and incorporate appropriate measures into the City budget and capital improvements program.
- 3.10 To ensure that growth is based on the ability of the community to maintain a quality urban living environment and maintenance of adopted levels of service, taking into consideration the availability of services and facilities.
- 3.11 To coordinate closely the Redevelopment Plan programs with the General Plan.
- 3.12 Special Joint Policies

#### A. URBAN DEVELOPMENT POLICY

The CITY OF WOODLAND ("City") as part of a mutual planning effort with the COUNTY OF YOLO ("County") adopts the following Woodland Area General Plan Urban Development Policy ("Policy").

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## I

### STATEMENT OF POLICY

Through pursuit of interdependent policies the City and County seek to jointly plan for orderly development in areas within this Woodland General Plan Area which foreseeably will require urban services.

Under this plan the City will act as primary provider of urban services and the County will act as primary protector of agricultural lands. The reason for assuming these different roles arises from basic differences in the nature and function of City and County Government, the State planning policy disfavoring encirclement of incorporated cities with urban development which lacks adequate and comprehensive urban services, the reduction of available revenue for urban development at both City and County levels of government resulting from the fiscal constraints of Article XIII A of the Constitution of the State of California, otherwise known as Proposition 13, and the fact that planned urban development decreases costs of urban services while simultaneously improving the environment for urban development.

As primary provider of urban services, the City shall provide urban services to areas within the Urban Limit Line, as hereinafter defined, upon annexation thereto and the County shall, with the limited exceptions set forth hereinafter in this policy, encourage City annexation by prohibiting urban development in the unincorporated area lying within the Urban Limit Line.

As primary protector of agricultural land, the County shall prohibit urban development outside of the Urban Limit Line with the exception that urban development shall be permitted in those areas hereinafter designated in this policy as appropriate for eventual development. The proponent of such urban development, however, must demonstrate to the County how adequate and sufficiently comprehensive urban services and urban improvements may be provided, financed and controlled by the appropriate entity or entities. As part of this process, the County shall refer each proposal to the affected entity or entities for a report. Although not prohibited, the maintenance and operation of urban services by a non-governmental entity shall not be permitted absent substantial justification to the contrary.

Since this policy is interdependent with the County policy on this same subject, it is understood that neither the City nor the County shall change its policy without first consulting the other party. It is further understood, however, that this policy will require adoption of implementation measures to translate its generally stated aims into specific action.

## II

### APPLICATION

This policy shall control development within the Woodland General Plan Area by setting forth the requirements and timing for annexation to the City of Woodland and the requirements and timing for providing development improvements to developing areas.

### III

#### DEFINITIONS

##### A. Agricultural Development

1. Outside the City Limits: Agricultural Development means the types of development defined as agricultural development by the County of Yolo's Urban Development Policy.
2. Within the City Limits: Agricultural Development means the types of uses provided for in the City's A-1 Agricultural Zone including accessory buildings, churches, guest houses, home occupations, mobile home parks, public and private schools, and single family dwellings. All residential uses are subject to the density standards.

B. City Services means those services including, but not limited to, police, fire, public works and other similar services as discussed in the goals, objectives, policies and implementation measures set forth in this General Plan.

C. City Standards means the City of Woodland standards, codes, ordinances, specifications, actions and/or other requirements adopted by the City of Woodland to regulate building construction, development improvements and site design including setbacks and height regulations provided, however, that development outside the City Limits shall be regulated by the County Building Code.

D. Development means the act, process or result of securing approval of a use permit, variance, land division including a subdivision map, parcel map or a land division plat or a building permit or the like.

E. Development Improvements means those physical improvements required by any particular land development to operate in a safe and healthful manner based upon the location of the development and/or intensity of service demands generated by such development including:

1. On-site Improvements: On-site improvements are those development improvements which are privately owned by a particular development. Such improvements are those required to be constructed on a site including, but not limited to, landscaping, signing, on-site drainage, paving, parking, domestic and fire protection, water service, sanitary waste disposal, necessary utility easements and such other on-site improvements necessary to enable development to occur.
2. Right-of-Way Improvements: Right-of-way improvements are owned by a public entity or private utility. They are located within a street right-of-way adjacent to the land developed. The timing of the construction and the types of right-of-way improvements depends upon the service demands generated by the type of development proposed and the needs of the surrounding developments. Such right-of-way

improvements include, but are not limited to, dedication, street paving, curbs, gutters, sidewalks, street lights, fire hydrants, sewer, water and storm drain lines and other similar improvements located on or in a public right-of-way.

3. Public Improvements are publicly owned physical improvements to be constructed by a developer or constructed with fees paid to the City by the developer to enable delivery of and connection to City sanitary sewer, water and storm drainage systems. The timing and type of physical improvements depends upon service demands generated by a particular development or need to mitigate impacts caused by a particular development on surrounding developments. Such public improvements include those financed by City of Woodland development fees.

F. Sewer Service Boundary means that line within which there exists a sewer line capacity to serve the area with City sanitary sewers. (This boundary does not necessarily include sewage disposal capacity.)

G. "Public Facilities" means such uses as cemeteries, corporation yards, fire stations, parks, and public schools.

H. "Quasi-Public Facilities" means such uses as public utility distribution sub-stations, communication equipment buildings, hospitals, private schools and churches.

I. Urban Development means land development which generates a need for development improvements including on-site improvements, right-of-way improvements and public improvements as defined herein, and for City services, but specifically excludes the following:

1. Agricultural development as herein defined.
2. The operation, repair or minor alteration of existing public or private structures, facilities or mechanical equipment which do not involve physical expansion of the use.
3. The construction of minor structures such as carports, patios, swimming pools or fences which are accessory and appurtenant to existing residential uses.
4. The construction or placement of minor structures such as on-premise signs, small parking lots or fences which are accessory and appurtenant to existing commercial, industrial or institutional facilities.
5. Re-occupancy of existing vacant structures by uses which are found by the applicable City or County jurisdiction to be consistent with the land use designation of the site.
6. Reconstruction of a damaged, destroyed or unsafe building which involves no expansion of the previously existing use when that use presently is consistent with the Woodland Area General Plan.



7. The division of an existing parcel into two parcels provided that the final parcel map shall contain a notation that no urban development may occur on either parcel unless the Planning Commission shall find that the proposed development is consistent with this General Plan and shall order the recordation of a certificate of compliance with the applicable zoning and/or land division ordinance.
8. Such other development as may be found and declared by resolution of the City Council not to constitute "Urban Development" because such development does not generate a need for development improvements and/or City services.
9. Additions to existing single family dwellings which do not result in the creation of other dwelling units.

- J. "Urban Limit Line" means that line defined in the Woodland Area General Plan Land Use Element and shown on the map appearing on page 25.
- K. "Woodland General Plan Area" means that area defined in the Woodland Area General Plan and shown on the map appearing on page 16 of the Land Use Element.

#### IV

#### DEVELOPMENT IN THE AREA BETWEEN THE URBAN LIMIT LINE AND THE OUTER LIMIT OF THIS WOODLAND GENERAL PLAN AREA

Development in the area between the Urban Limit Line and the outer limit of this Woodland General Plan Area shall be restricted to agricultural development unless the development is one of the following exceptions:

##### A. Urban Development

1. Rural Residential Development shall be permitted only in the Monument Hills/Hillcrest Estates and the Willow Oaks Areas when developed pursuant to the County of Yolo Urban Development Policy of the Woodland Area General Plan and Land Use Element.
2. Single Family Residences on parcels of 20 acres or smaller shall develop only in accord with the following criteria:
  - a. Compliance with the Woodland Area General Plan and County Zoning and Building Ordinances.
  - b. Said development shall occur only on parcels legally existing before the effective date of this General Plan or parcels created by subdivisions of four (4) or fewer parcels when the principal purpose of such subdivision is to create parcels to be used for agricultural development as defined herein.

3. Agricultural Food Processing Industries consistent with the Woodland Area General Plan, County Zoning and Building Ordinances shall be permitted only if:

- a. The industry enhances and protects agricultural lands.
- b. The industry does not require location of support services such as trucking firms and product suppliers on the same site or in close proximity to its operation. Support industries shall be considered Urban Development and shall locate in industrial zones and shall comply with applicable provisions of this Policy.
- c. The industry is a "wet" industry which produces a high volume of wastewater for use in a land extensive wastewater disposal system.

B. Agricultural Development: Uses defined herein as Agricultural Development shall be allowed only when in compliance with the County Zoning and Building Ordinances and the Woodland Area General Plan.

C. Open Space: Open Space designations shall be allowed only when in compliance with the Woodland Area General Plan and the County Zoning and Building Ordinances.

D. Development of Public Facilities: When considering any application for development of public facility sites, the following criteria shall be used and the following findings shall be made to allow such use to insure that the facility site will best serve the community while minimizing its potential adverse impacts. If all of the following findings are made in the affirmative, a public facility site may be approved in the area outside the Urban Limit Line but within the Woodland General Plan Area.

1. The site should be located in proximity to a freeway, highway, or thoroughfare to insure proper access and circulation making the site convenient to that part of the community and areas which would be served by the public facility site;
2. The site should be of adequate size to accommodate future governmental needs consistent with the projected growth of the Woodland Area and the areas which would be served by the public facility site;
3. The site should be located so as to minimize the impact of loss of agricultural crop land;
4. The City of Woodland has indicated its ability within a reasonable time and under such terms and conditions as are applicable to provide sewer, water and fire protection to the site;
5. The agencies with jurisdiction to provide other governmental services required by the public facility site have recorded their

ability to provide such services at an acceptable level considering the needs of the particular public facility site in question;

6. The site should be located in an area where bicycle access may be provided with optimum safety;
7. The site should be within or closely proximate to the Urban Limit Line.

E. Development of Quasi-Public Facilities: When considering an application for development of quasi-public facility sites, the following criteria shall be used and the following findings shall be made to allow such use to insure that the facility site will best serve the community while minimizing its potential adverse impacts. If all of the following findings are made in the affirmative, a quasi-public facility may be approved within or close to the Urban Limit Line of the Woodland General Plan Area.

1. In case of a use such as a church or hospital the site would be located on a thoroughfare, to insure proper access and circulation, making the site convenient to the community;
2. The site should be of adequate size to accommodate future needs consistent with the projected growth of the use;
3. The site should be located so as to minimize the impact of loss of agricultural crop land;
4. The City of Woodland has indicated its ability within a reasonable time, and under such terms and conditions as are applicable to provide sewer, water and fire protection to the site;
5. The agencies with jurisdiction to provide other governmental services required by the public facility sites have recorded their ability to provide such services at an acceptable level, considering the needs of the use in question;
6. With properties outside of the Urban Limit Line, the quasi-public use should not require a parcel map which will divide an agricultural use.

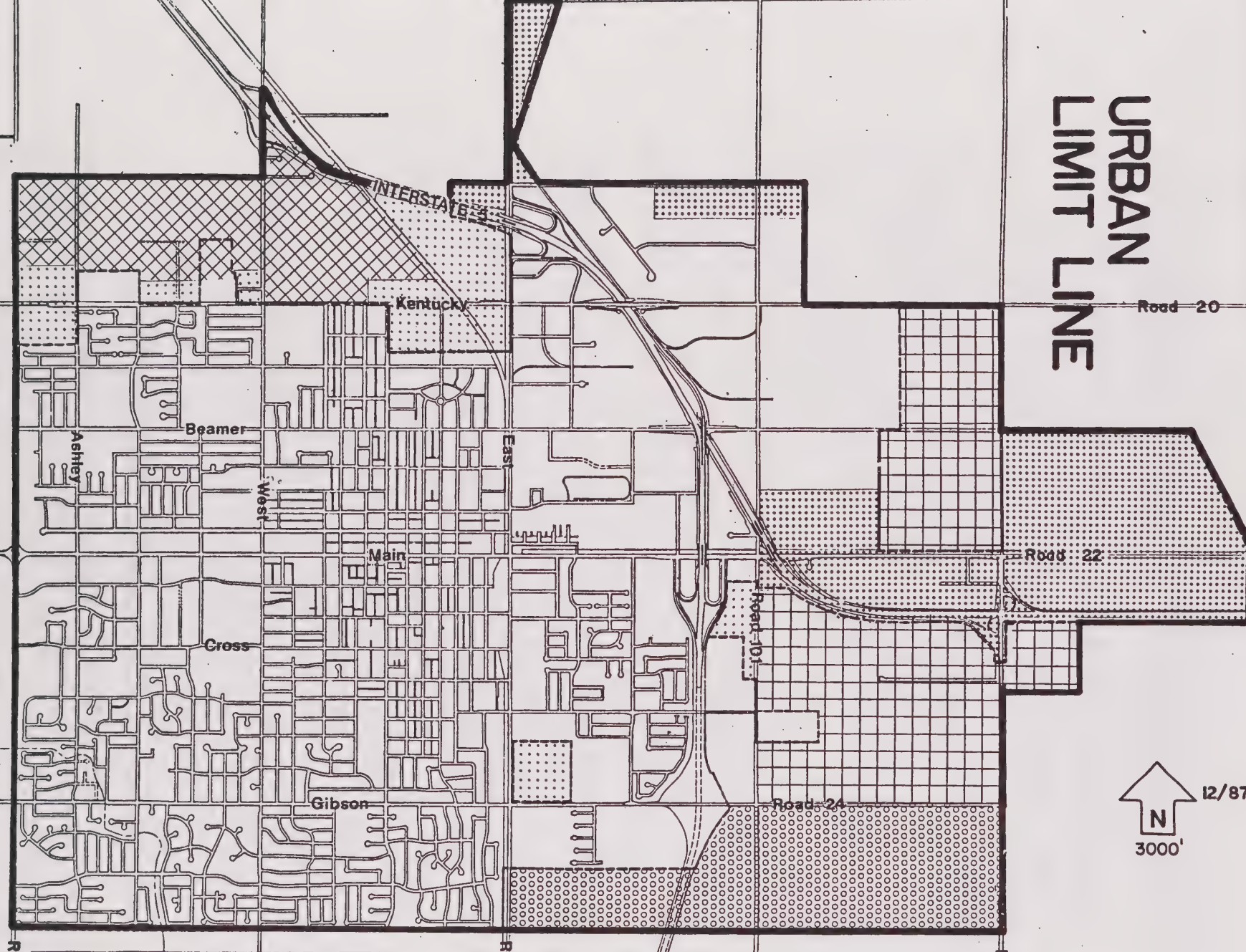
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



DEVELOPMENT IN THE AREAS INSIDE THE URBAN LIMIT LINE

The City shall annex all areas inside of the Urban Limit Line at the earliest time consistent with the goals and objectives of this Plan, the orderly extension of the city limits and the City's economic capability to assimilate such annexations. It is the defined role of the City to act as provider of services and of the County to act as protector of agricultural lands in the Woodland General Plan Area. Development of uses requiring development



# URBAN LIMIT LINE



-  AREA IN PHASE I; INSIDE CITY LIMITS; OUTSIDE SEWER SERVICE BOUNDARY
-  AREA IN PHASE I; OUTSIDE CITY LIMITS; OUTSIDE SEWER SERVICE BOUNDARY
-  AREA IN PHASE I; OUTSIDE CITY LIMITS; INSIDE SEWER SERVICE BOUNDARY
-  AREA IN PHASE II; INSIDE SEWER SERVICE BOUNDARY
-  AREA IN PHASE III; OUTSIDE CITY LIMITS; OUTSIDE SEWER SERVICE BOUNDARY

improvements and/or City services, therefore, is permitted in areas inside the City limits and limited in areas outside of the City limits as follows:

A. Development in Areas Inside of the City Limits as Defined on September 1, 1988: In this area within the City limits as defined on September 1, 1988, urban development shall occur only at such time as development improvements and services are available to the site and such development is found to be consistent with the Woodland Area General Plan and other applicable ordinances and regulations of the City of Woodland. All newly developed uses shall connect to City water, sewer service and storm drainage lines except in rare circumstances where the City Council finds good cause for exemption from this requirement.

B. Development in Areas Within the Urban Limit Line but Outside the City Limits as Defined on September 1, 1988: In the areas within the urban limit line but outside the City limits, as defined on September 1, 1988, urban development shall occur only at such time as public improvements and City services are available. In addition, such development must be consistent with the Woodland Area General Plan and other applicable ordinances and regulations of the City of Woodland, provided, however, that urban development as specified below shall be permitted as follows:

1. Residentially Designated Areas: Development in areas designated for residential development in the Woodland Area General Plan shall occur only as specified above except that these provisions shall not apply to the following defined permitted uses:

a. Uses specifically excluded from urban development as herein defined if consistent with the land use designation of the Woodland Area General Plan.

b. One single family dwelling may be constructed on an existing vacant parcel and may use a private well and/or septic system when all of the following conditions are found to exist:

(i) The parcel has been legally created prior to adoption of the Woodland Area General Plan.

(ii) The dwelling will be located in an area designated on the Woodland Area General Plan for residential development.

(iii) City sanitary sewer, water and storm drainage services will not be available within a reasonable time considering the circumstances of the particular development request.

(iv) The dwelling will be located on the parcel so that it may blend with a future residential subdivision and with the general street pattern identified in the Circulation Element of the Woodland Area General Plan or any other street plan approved by the City.



- (v) Construction is conditioned upon obtaining the necessary permits from the applicable jurisdiction.
- (vi) The property owner has agreed in a written and recorded agreement to construct the necessary right-of-way improvements when so required by the City.
- (vii) The use will operate in a safe and healthful manner without full City services and the well and septic system be approved by the County Health Department.
- (viii) If the property is located outside the City limits the property owner shall agree in a written and recorded agreement to annex the property when so required by the City.

2. Expansion of Existing Non-Residential Facilities may occur without provision of public improvements as herein defined only when all of the following criteria are met:

- a. The development proposal is determined to be an expansion of an existing use. For purposes of this section an expansion shall mean an enlargement, addition or intensification of the existing uses and uses accessory thereto, identical or substantially similar in purpose and nature to the existing uses and the principal use is other than a residential use. The Community Development Director of the applicable jurisdiction shall determine when a development proposal is an expansion, said determination being subject to appeal to the Planning Commission and legislative body of the applicable jurisdiction.
- b. The nature and location of the use shall be consistent with the Woodland Area General Plan.
- c. The design, construction, on-site improvements and right-of-way improvements for the proposed expansion shall be governed by the applicable city standards.
- d. The property owner shall agree in a written and recorded agreement to construct the necessary right-of-way improvements when so required by the City.
- e. Such development need not connect to City water, sanitary sewer and storm drainage systems provided the use is found to be one that may operate in a safe and healthful manner without such services and can provide for adequate on-site disposal of storm water run-off to the satisfaction of the City Engineer.
- f. Well and septic systems shall be approved by the County Health Department as meeting all applicable federal, state and county laws and regulations.



- g. If the property is located outside the City limits, the property owner shall agree in a written and recorded agreement to annex the property when so required by the City.

3. Development, Other than Expansion, of Non-Residential Uses:

Development of non-residential uses, other than expansion of existing uses, shall occur in this area within the urban limit line only when the following circumstances are found to exist:

- a. The use is found to be consistent with the Woodland Area General Plan and applicable city standards.
- b. The property has been annexed to the City.
- c. The use will be developed with the complete development improvements and connect to city water, sanitary sewer and storm drainage systems.
- d. The property owner has agreed in a written and recorded agreement to construct necessary right-of-way improvements when so required by the City.

4. Land Division:

A land division may be approved for a parcel when all of the following findings are made:

- a. The division and the development proposed to be constructed on the parcels created by the division are found to be consistent with the General Plan and its directives for the future development of the area.
- b. If the land is outside the city limits then prior to recording a map, the property owner shall agree in a written and recorded agreement to annex the property when so required by the City.
- c. Such other findings as deemed necessary and appropriate.

C. Development in the Phase II and III Areas

Development in the Phase II and III areas shall occur only when development improvements and City services are available to the area and the development is consistent with the Woodland Area General Plan and with other applicable ordinances and regulations of the City of Woodland (see the Land Use Element text discussions of the Phase II and III Area in Planning Areas A, I and J, and Section V under Phasing). These provisions, however, shall not apply to (1) non-urban development as specified in the definition of urban development, (2) single family dwellings as specified in Section V B1 (b) and (3) land divisions as specified in Section V B 4.

## VI

### DEVELOPMENT PERMITS REQUIRED

No permit for development as herein defined shall be issued unless such development complies with this policy and all applicable City standards.

#### B. POLICY ON AREAS OF MUTUAL INTEREST

The map on page 98 illustrates two areas of land which are located outside of the Woodland Area General Plan boundaries but which have been designated as Areas of Mutual Interest due to the City of Woodland's interest in their future.

These areas have been identified by Woodland because of their proximity to our General Plan boundaries and the signification implications of any short-range or future oriented planning decisions made by either the County or other cities.

##### Area A: Lands between County Roads 27 and 29

This area was recently added to the City of Davis General Plan boundaries with the adoption of their general plan in 1987. Previous to this action, this area was not within any municipality's general plan area. The area in question is presently served by the Springlake Fire District over which the City of Woodland now governs and the Woodland Joint Unified School District. The telephones in this area have Woodland prefixes and the addresses are Woodland based. The City of Woodland is not seeking development of these lands. However, being immediately adjacent to our General Plan boundaries does necessitate the City's concern that Woodland needs to be involved in the short term and future planning of this area.

Policy: It is the desire of the City of Woodland to work with the City of Davis and County of Yolo to develop a joint powers agreement to ensure multi-jurisdictional discussion and decision-making over future planning actions in this area. If an agreement is not developed, then the City is prepared to include these lands within their General Plan boundary through the appropriate procedures in order to exercise the authority then given to the City by that action.

##### Area B: Elkhorn Area

This area is located only four miles from the City of Woodland. It is within the Woodland Joint Unified School District but due to its location under the Sacramento Metropolitan Airport flight pattern cannot accommodate residential development. The City of Woodland is concerned of the development potential of this land because of its extremely close proximity to our boundary. The City has a direct desire to become involved in both the short-term and future planning and decision-making for this area.

Policy: Any development in this area may have direct consequences on our service capacities as well as residential land use holding capacities. We therefore seek to enter into a joint powers agreement with the County and the City of West Sacramento which has expressed an interest in including these lands within their General Plan area to ensure multi-jurisdictional discussion and decision-making prior to any irreversible action on the use of this land. If an agreement is not developed, then the City is prepared to include these lands within their General Plan boundary through the appropriate procedures in order to exercise the authority then given to the City by that action.





*Circulation*





## 2.3 CIRCULATION ELEMENT

### I. Introduction

The Circulation Element of the General Plan addresses itself to the movement of people and goods within the planning area. State law requires that a Circulation Element include "the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities, all correlated with the Land Use Element of the Plan (Gov. Code, Sec. 65302[b])". Public utilities and facilities are addressed in a separate element in this plan.

#### A. Goals

- 1.1 To provide for a diversity of transportation modes for all people.
- 1.2 To achieve an orderly pattern of community development consistent with economic, social and environmental needs.
- 1.3 To provide for a range of services to maintain an acceptable quality of life for all community residents.
- 1.4 To improve the quality of the environment.
- 1.5 To ensure a high level of quality and safety in all community development.

#### B. Objectives

- 2.1 Provide for a compatible circulation system which will serve adjoining land uses and meet the circulation needs of the community.
- 2.2 Link the City's circulation system with the County and regional circulation system.
- 2.3 Plan for safe and efficient use of the circulation system.
- 2.4 Incorporate environmental concerns into the planning of the circulation system.
- 2.5 Plan for energy efficient modes of transportation.
- 2.6 Maximize the potential for interconnection of circulation modes.
- 2.7 Upgrade the City's street system in accordance with the Circulation Element map and with the City's street standards and specifications.
- 2.8 Improve streets in newly developed areas to their full right-of-way width as soon as possible.

- 2.9 Utilize the City's street standards and specifications as the guide for street improvements.
- 2.10 Adopt plan lines for major arterial streets when appropriate.
- 2.11 Maintain the aesthetic qualities of Woodland's residential streets and, in particular, preserve existing street trees.
- 2.12 Provide adequate parking areas for cars and bicycles.
- 2.13 Incorporate the bicycle into the circulation system.
- 2.14 Develop safe and pleasant pedestrian ways.
- 2.15 Provide facilities for handicapped persons in the circulation system.
- 2.16 Designate routes for trucks.
- 2.17 Preserve the scenic qualities of the community.
- 2.18 Investigate the alteration of circulation patterns to improve the quality of life and commerce in the downtown district.
- 2.19 Provide adequate parking for all new recreational uses and retrofitting existing recreational uses.

## II. Standards for Traffic Service and Roadway Improvements.

### A. Background

#### 1. Functional Classification

Classifying roadways by the functions they perform is the mechanism used by states, counties and cities to ensure that when linked together, those roadways form a rational, efficient system.

Roadways function to provide mobility and land access. High or continued speeds enhance mobility, while low speeds are desirable for land access.

From a design standpoint, these functions may be incompatible. Arterial emphasize a high level of mobility for through movement. Local roadways provide land access. Collectors offer a balanced service for both functions and provide linkage between roadways and arterials.

Woodland's streets consist of major arterial streets, collectors and local streets. The present street pattern should be continued to effectively achieve an expansion of the system. Major arterials are to be located at one mile intervals in north/south and east/west directions. Collector streets are to

be located at one-half mile intervals. Based on the density and type of land use, additional collector streets should be located at one-quarter mile intervals. Collector and local streets should serve as land access roads. Private access along the major arterials should be limited to ensure the use of the street for traffic movement across or through the community. This role of the arterial will increase in importance as the City continues to grow and the residents increasingly rely on private vehicles.

The following lists includes the arterial and collector streets identified in the Plan.

#### Arterials

County Road 98  
West Street  
East Street (S.R. 13)  
County Road 101  
County Road 102  
Kentucky Avenue  
Court Street  
Main Street  
Gibson Road

#### Collectors

Ashley Avenue (South to El Dorado)  
Cottonwood Street  
California Street (Beamer to Gibson)  
College Street  
Third Street (Beamer to Gibson)  
Matmor Road (South of Main)  
Beamer Street  
Lincoln Avenue  
Cross Street  
El Dorado Drive  
East Gum Avenue  
Woodland Avenue (County Road 98 to West)  
County Road 24A

Any street not designated an arterial or collector is considered a local street. The typical street rights-of-way and street sections in the City of Woodland are indicated in Table 1 below.

Table 1

#### Street Right-of-Way and Section

<u>Street Classification</u>	<u>Right-of-Way</u>	<u>Street Section*</u>
Local	44' to 50'	34' to 40'
Collector	50' to 80'	40' to 64'
Arterial	80' to 125'	64' to 115'

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\* The street section is measured from the face of curb to face of curb.

Streets which provide access to the County and regional circulation system should be upgraded to provide for a continuing system in and around Woodland and beyond to serve all modes which utilize roads. In areas where the City and County street widths do not coincide, a workable plan to align the streets should be developed.



## 2. Levels of Service

One of Woodlands' critical circulation issues is defining an acceptable level of traffic service for its roadway system. The selection of a level of service that is acceptable to its residents (Policy 3.3) is a statement on both the quality of Woodlands' circulation system and its quality of life.

Level of service is a qualitative measure of the effect of a number of factors which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operation costs. Levels of service are designated "A" through "F" from the best to worst, which cover the entire range of traffic operations that might occur. Levels of service "A" and "B" are considered very acceptable. Level of service "C" is characterized by stable flow with acceptable delays. Level of service "D" describes conditions approaching unstable flow. Levels "E" and "F" are unacceptable and characterized by unstable and forced flow.

The traffic flow and capacity of Woodland's collector/arterial system is controlled by its intersections. All of the City's signalized intersections currently operate at service level "A" or "B" during the P.M. peak hour which indicates good traffic operation. It should be emphasized that this rating is the average of conditions for the entire intersection over the peak hour and some localized congestion can occur for short periods within the peak hour or on specific intersection approaches.

Section 19 of the Data Base describes the existing transportation conditions. DKS Associates is preparing a traffic study which will provide traffic projections. Once that study is accepted by the City Council it will be incorporated in the Circulation Element of the General Plan.

### B. Policies

- 3.1 To continue the standard of locating major arterials at one-mile intervals, of locating collector streets at half-mile intervals, and at quarter-mile intervals where needed to provide for adequate circulation.
- 3.2 To develop a priority system for implementation of the Circulation Element and review it annually.
- 3.3 To ensure an adequate street system at an average Level of Service "C".
- 3.4 To develop and implement a plan to align rights-of-ways where City and County roads meet.
- 3.5 To plan for the extension of the circulation system to coincide with planned urban growth as described in the Land Use Element.

- 3.6 To ensure that new developments are compatible with existing circulation facilities.

#### C. Implementation Measures

- 4.1 Incorporate the planned Circulation System into new development proposals.
- 4.2 Consider the adequacy of the Circulation System in reviewing and approving projects in Woodland.
- 4.3 Design roadway improvements and evaluate development proposals based on the level of service standard prescribed in Policy 3.3.

### III. Streets and Highways

#### A. Background

##### 1. Freeways and Arterials

The plan includes the programmed completion of the Highway 113 freeway between County Road 27 and Main Street, including an interchange at Gibson Road. With its completion, and continued growth in Yolo and Sacramento Counties, the increase in travel demand between the I-5 Yolo Bypass crossing and Highway 113 is expected to be substantial. This increase in traffic will eventually result in unacceptable service levels on Main Street between I-5 and the Highway 113/Main Street interchange. Therefore, the City should work with Caltrans to define a connection between I-5 and Highway 113 that meets long-range traffic demands.

The arterial system should be expanded to effectively serve the growing areas of the City. Gum Avenue should be extended east across the proposed Highway 113 to Road 102.

##### 2. Collector and Local Roadways

The map shows freeways, arterials and collector roadways. Collector routes funnel traffic from local streets to the arterial roadway network. Local streets are not indicated on the Plan map, but are the subject of Plan policies. Standards for maximum traffic are established for collectors and roadways because they normally have the capacity to carry far more traffic than is acceptable to people living along them.

##### 3. Safety

The highway system must be safe for motorists, pedestrians and bicyclists. A large part of the responsibility for system safety rests with the traveling public. However, governments with jurisdiction over the road system play an important role.

Inadequate capacity, poor design and under-maintained facilities can result in increased traffic safety problems.

Many of the safety improvements are taken care of through planned capacity improvement projects. Providing additional turning lanes, lane width and signalization where warranted should result in reduced accident rates.

#### 4. Downtown Area

A particular area of concern is the circulation in the downtown area. The streets have remained basically unchanged while the City continues to grow. Congestion is becoming a more frequent occurrence. In order to address the congestion problems in the downtown, the City retained Omni-Means, Engineers and Planners, to prepare a Downtown Parking and Circulation Study which is included in Section 19 of the Data Base. That study was completed in 1984 and the City is in the process of implementing proposals outlined in the study. It suggests areas for future off-street parking lots and outlines four (4) alternatives to improve the circulation of downtown.

The City will be implementing the first alternative which is to reduce Main Street from 4 lanes to 2 lanes between Third Street and Elm Street. Left turn pockets will be established at each intersection in this area. This will improve parallel parking safety as well as the efficiency of left turn movements.

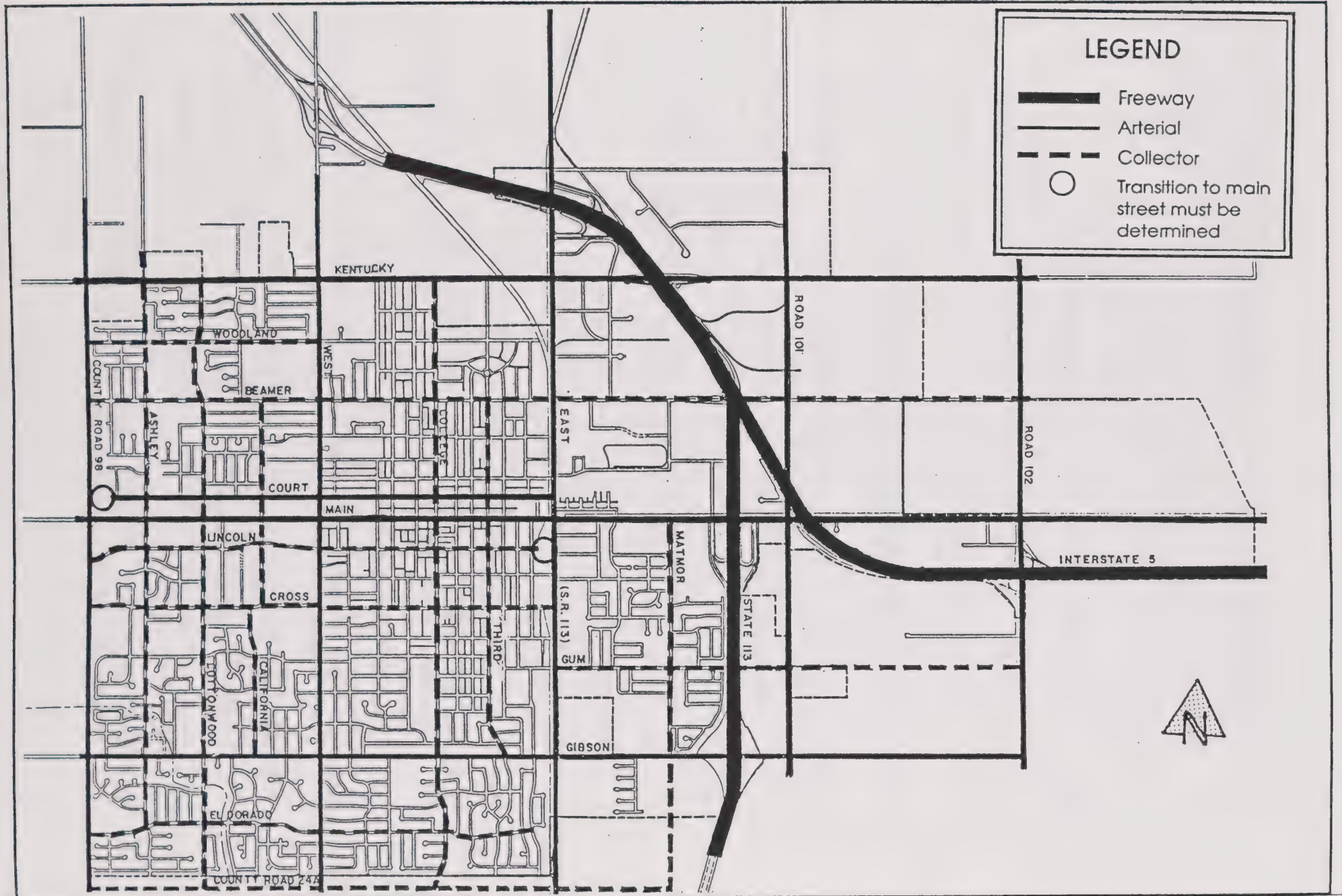
The City's Zoning Ordinance currently requires off-street parking facilities for any new structure or for location where major alterations are proposed for existing structures. Presently, lands within Parking District No. 1 in the downtown core are exempt from parking requirements. The bonds for Parking District No. 1 will be paid off in 1989 resulting in the City having to reassess the status of the District and financial provisions for new lots. As the need arises, parking facilities will have to be provided. Both the downtown Specific Plan and the Redevelopment Plan will address parking needs.

#### 5. Aesthetics

The aesthetic qualities of Woodland should not be ignored in upgrading the City's circulation system. Tree lined streets provide character to the community. Special attention should be given to preserving the stately specimen Valley Oaks in Woodland. Existing street trees should be retained wherever possible. Where it is necessary to remove trees such as in street widening, new trees should be planted along the right-of-way and allowed to adapt to the area prior to removal of the old trees. Medians and right-of-ways between noise walls and the street should be landscaped.



# CIRCULATION ELEMENT MAP



Undergrounding of all existing overhead utility lines along the major streets should be completed to remove the visual blight effect of overhead lines. This should be accomplished by requiring undergrounding of lines by all new development and with the use of undergrounding funds.

B. Policies

- 3.7 To discourage through traffic on local roadways.
- 3.8 To work with CalTrans to avoid unacceptable levels of service on Main Street between I-5 and the SR113/Main Street interchange.
- 3.9 To evaluate all development proposals to ensure adequate safety improvements for motorists, pedestrians and bicyclists.
- 3.10 To evaluate downtown circulation patterns as changed to provide for improved pedestrian and parking movements.
- 3.11 To prepare a location study to identify sites for future off-street parking lots.
- 3.12 To require all new development within the newly defined off-street parking district to contribute a pro rata share for new parking spaces in lieu of providing site specific spaces.
- 3.13 To require undergrounding of all overhead utility lines in all new development and along all arterials and entranceways to the City.

C. Implementation Measures

- 4.4 Upgrade major arterials with improved rights-of-way where feasible.
- 4.5 Limit private access along major arterial streets where possible.
- 4.6 Require the construction of noise barriers (including berms, setbacks, frontage roads, and landscaping) where new residential land use is adjacent to major arterial streets, truck routes, freeways, or railroads.
- 4.7 Evaluate and update the City's parking requirements periodically to assure their adequacy.
- 4.8 Require that parking lots be designed to organize vehicle movement to offer maximum safety for pedestrians and motorists and provide handicapped access.
- 4.9 Make safety and efficiency primary factors in assessing the Circulation System.
- 4.10 Provide adequate traffic controls where needed to relieve traffic congestion and ensure safety on all streets.

- 4.11 Provide left-hand turn lanes on arterials and collectors where traffic volumes warrant them.
- 4.12 Extend Gum Avenue east across the proposed Highway 113 to County Road 102.
- 4.13 Continue the City's street-tree planting program and preserve native trees wherever possible.
- 4.14 Study the means to provide for the visual enhancement of East Street/Southern Pacific tracks area.

#### IV. Transit

##### A. Background

Transit in Woodland refers to buses, the mini-trans systems and taxi service.

Three public bus lines serve Woodland: The Yolo County Mini-Trans, Yolobus and Greyhound. Smaller scale transit systems in Woodland include cab services, Community Care Car, and Woodland Handi-Van.

The role of public transit in the community is emerging. This is evidenced by the initiation of regional transit service to Sacramento and Davis, the continuation of the County mini-trans systems and increasing acceptance and use of these systems.

In assessing the need for and provision of a useful transit system, the following factors must be considered: The location of the route, bus stops and terminal facilities; the people to be served/special needs; capacity of the vehicle; the cost of the transportation system and the scheduling. Convenience will be an important factor in bringing about acceptance of public transit in our daily lives.

Bus stops should be conveniently located to serve the residential and commercial areas of the communities. Shelters should be provided for riders during rainy and hot weather.

Parking facilities should be considered for regional transit riders. A conveniently located park-and-ride lot could help eliminate the parking of commuter cars along residential streets. Bicycle parking should also be provided at these lots.

As the passenger use of air and rail transportation increases, consideration should be given to the initiation of a commuter limousine service from Woodland to passenger terminal facilities.

##### B. Policies

- 3.14 To cooperate with transportation agencies in the development of public transit, air and rail facilities.



- 3.15 To continue to support public transit service in Woodland, so long as economically feasible.

C. Implementation Measures

- 4.15 Evaluate the location of bus routes and stops to ensure the accommodation of the greatest number of people.
- 4.16 Implement commuter service to major mass transit facilities as needed.
- 4.17 Consider means to provide bus stop shelters.
- 4.18 Investigate the means to provide park and ride lots for regional transit commuters.
- 4.19 Investigate transit possibilities for the use of rail right-of-way if railroads consider abandonment of rights-of-way.

V. Bicycles

A. Background

The use of the bicycle is becoming more popular in Woodland for utilitarian and recreation uses. The bicycle may be considered as an alternate mode for in-town transportation particularly as the costs of owning and operating an automobile increase and as the general public becomes more aware of energy conservation. The flat topography and mild climate of Woodland make the bike a feasible mode that should be encouraged.

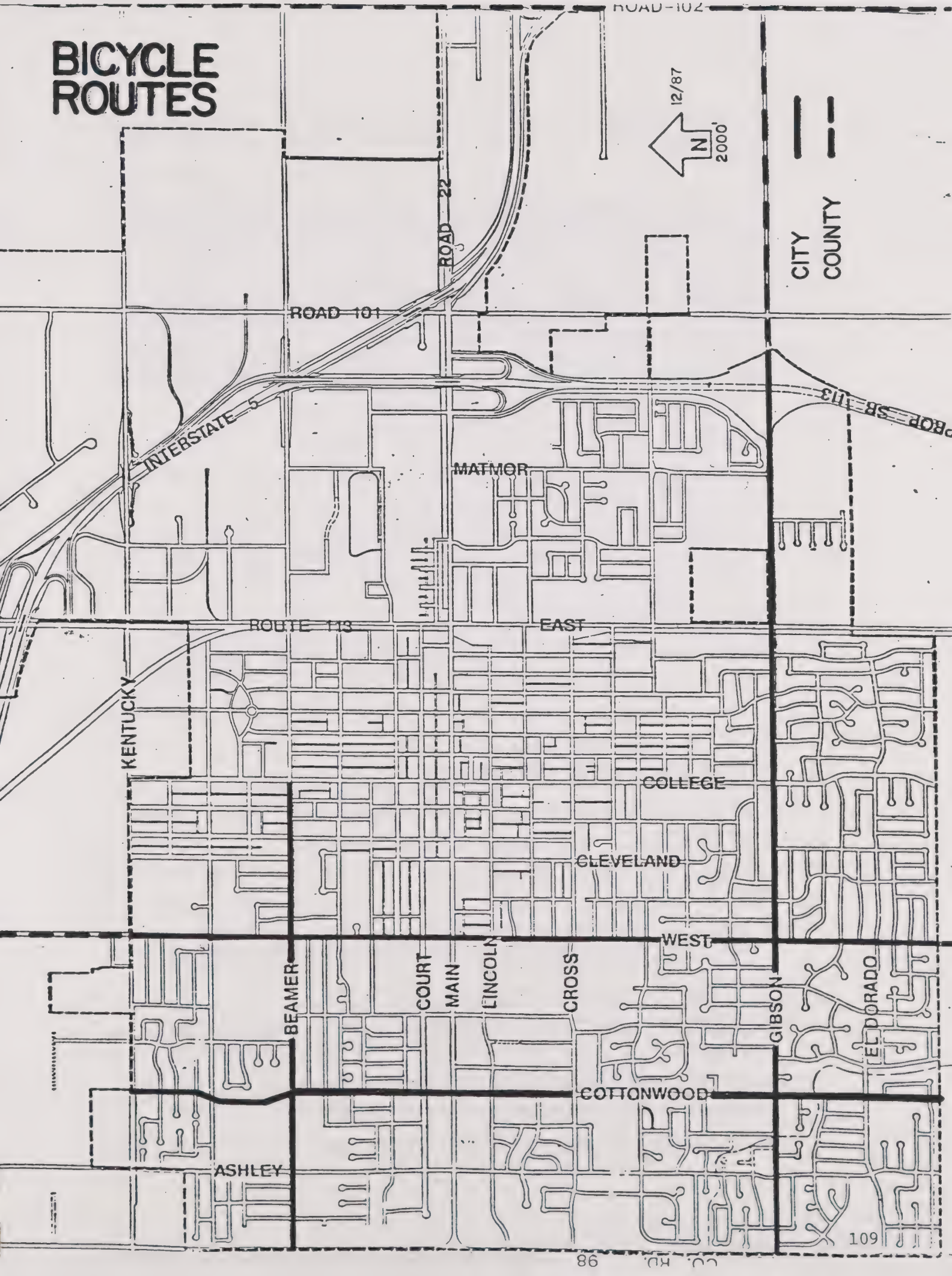
The City should encourage the use of the bicycle through the provision of convenient bike routes and terminal facilities. Factors which should be considered in assessing the type and location of bike routes are: (1) who is the user, (2) what is the destination of his trip, (3) what are the bike and vehicular traffic volumes along the path and (4) are the existing conditions safe. Other factors are the feasibility of providing a route, its limitations and alternatives. These factors should be carefully assessed to provide the best facility to accommodate the overall circulation system.

Bicycle routes within the street section are the most preferable in Woodland. The City's arterial and collector street rights-of-way have space within the curb-to-curb section for the five-foot lanes. Where necessary, bike lanes may be directed to sidewalks. Generally, local street traffic volumes are not great enough to warrant bike lanes. The planned bike lanes which will link with the County bike route system should be developed in phases with the County bike route system (see the Four Year Bicycle Plan map). A series of collector bike lanes should be considered around the major terminal facilities such as schools where there is a concentration of bicycles. The

# BICYCLE ROUTES



CITY  
COUNTY





alleys paralleling Main Street should be studied as alternate routes for bike traffic and as such should be discouraged along truck routes.

The bicycle lanes that are provided should serve primarily utilitarian uses. Recreation uses should be considered as a part of the City's Park and Recreation Program.

Bike racks or similar bicycle parking facilities should be encouraged throughout the community particularly adjacent to education, recreational and commercial facilities. The City's parking requirements should be re-evaluated to determine if there is a need for bicycle parking facilities within public parking lots. These areas should be conveniently located to encourage the use of bicycles and to ensure their security.

#### B. Policies

3.16 To give priority to bicycle facilities which serve utilitarian uses and place emphasis on safety.

3.17 To encourage the development of bike paths and pedestrian ways which are separated from street rights-of-way where they will provide safe, direct access to major public facilities.

#### C. Implementation Measures

4.20 Update Four Year Bicycle Plan to determine the future need of bicycle facilities and establish priorities for implementation.

4.21 Utilize Class II bicycle routes with five-foot lanes where possible.

4.22 Link City bike lanes with the County's bike system.

4.23 Incorporate bicycle parking facilities into the City's parking requirements.

4.24 Provide bike lanes around major terminal facilities such as schools.

4.25 Consider a safe pedestrian/bicycle way which is separated from vehicle and truck traffic along one side of Kentucky Avenue.

4.26 Continue the bike safety-program in Woodland.

4.27 Expand and increase the efficiency of the bicycle licensing program.

4.28 Utilize grant monies, license fees and fines to help fund the development of bike routes and parking facilities.



## VI. Pedestrian

### A. Background

The City's circulation system should continue to provide for pedestrian traffic. The primary concerns are pedestrian safety, ease of movement and access, physical comfort, adequate handicapped facilities and pleasant visual effects. Attention should be given to the needs of the pedestrians. Particular attention should be given to pedestrian access to neighborhood parks, schools and other public facilities. An area for emphasis on pedestrian traffic is the downtown/commercial area. Provisions for awnings and covered walkways should be made along with landscaping to provide a pleasant visual experience for the pedestrian. Benches or other rest areas should be provided for the public. Ramps at street corners to better accommodate handicapped persons in the downtown area are being constructed with Block Grant funds and should continue to be constructed.

The area within the Walking Tour of Historic Woodland provides a pleasant walking experience for the pedestrian. This area as a major community asset should be maintained and pedestrian traffic through this area encouraged.

Pedestrian routes have been established for children to use for safe walking from their house to the school they attend. Maps of these routes are available at the elementary schools in the City of Woodland.

### B. Policies

3.18 To encourage pedestrian traffic in the downtown area.

3.19 To cooperate with the schools in developing and updating Safe Routes to School Program.

3.20 To ensure adequate width sidewalks to accomodate pedestrian movement.

### C. Implementation Measures

4.29 Continue to expand the City's street improvement program to include the provision of ramps at street corners.

4.30 Ensure that bus routes serve areas with a large number of persons who must rely on public transit and provide bus shelters to protect individuals from adverse weather conditions.

4.31 Design streetscape improvements in the downtown area to enhance pedestrian movement.

4.32 Provide for a separated pedestrian crossing of Kentucky Avenue.

## VII. Trucks

### A. Background

Trucks are an essential and vital element of the Woodland economy, particularly in the agricultural industry; therefore, they warrant special consideration in the City's circulation system. At the same time, trucks must be channeled or routed to ensure their compatibility with land uses in the community.

The following standards are established for truck routes in Woodland:

1. The road must have a bearing strength capable of continuous use by heavy vehicles.
2. The route should have a minimal number of traffic controls to minimize the number of stops and starts and the noise generated by such movements.
3. Routes should provide convenient access to terminal facilities in the City and to freeways.
4. Streets or roadways should be of adequate width to accommodate through traffic. A roadway with numerous frontages may necessitate two traffic lanes in each direction.
5. Bike routes and pedestrian ways should be physically separated from truck routes or not included along the right-of-way.
6. Truck routes are compatible with industrial, highway commercial and agricultural land uses. They are not compatible with residential areas, schools, parks or general commercial land uses.

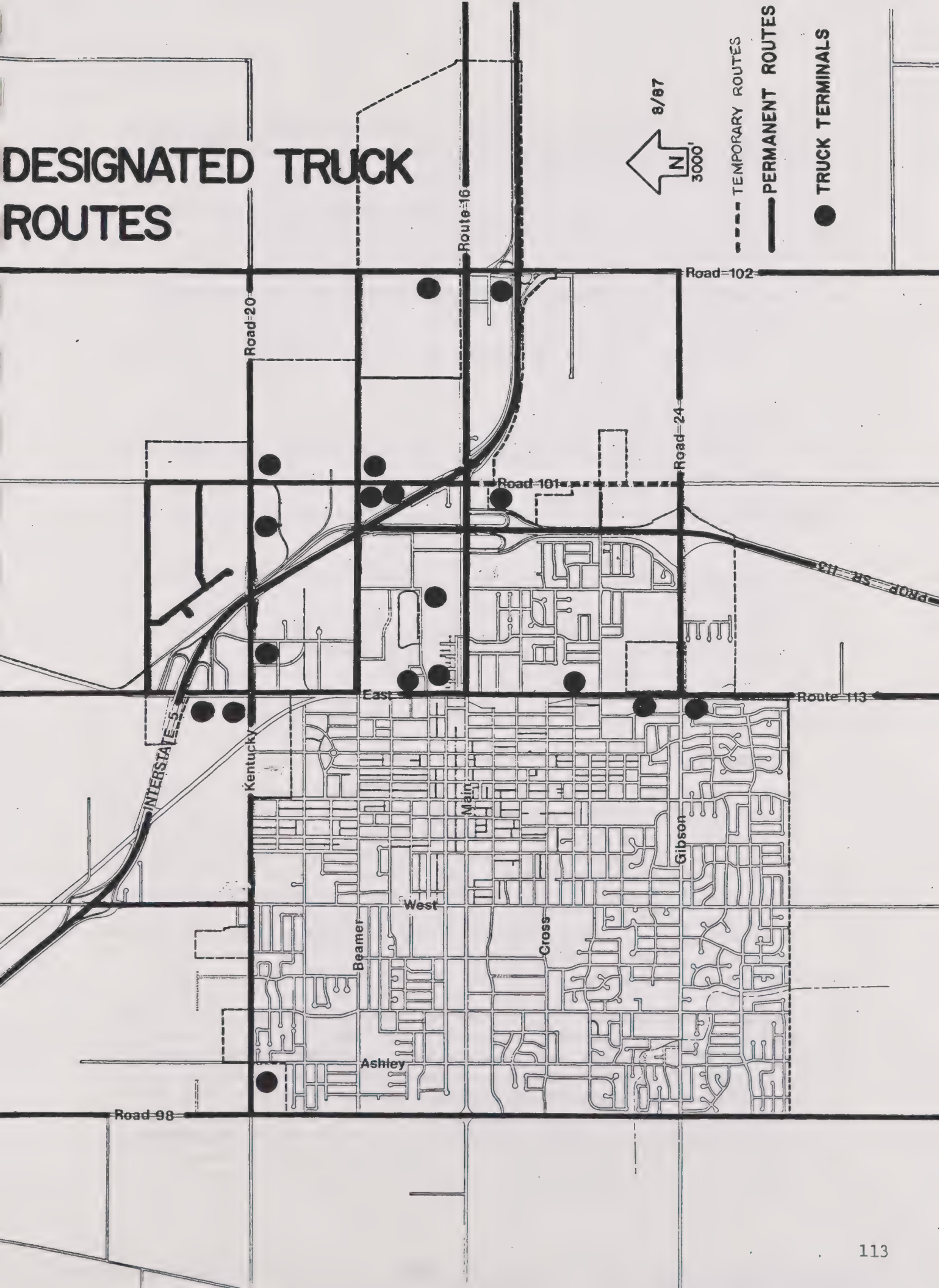
In light of the role of trucks in Woodland and the established criteria, a truck route system for the Woodland area is proposed as shown on page 113. It should be noted that once State Freeway Route 113 is completed it will accommodate the truck traffic currently on County Road 101. At that time County Road 101 south of Main Street will cease as a truck route.

County Road 102 and Kentucky Avenue are designated Triple Trailer Routes.

The following standards are established for the location of truck terminals:

1. Truck terminals are compatible with industrial highway commercial when adjacent to industrial uses and agricultural land uses. They are not compatible with residential areas, schools, parks or general commercial land uses.
2. Terminals are to be located on or in close proximity to collector or major arterial streets.

# DESIGNATED TRUCK ROUTES





3. Terminals are not to be located in areas designated residential. The land use element provides for adequate separation between industrial and residential areas.
4. Provide adequate landscaping to allow screening of facility.

#### B. Policies

- 3.21 To work with Yolo County to develop a system of truck routes around Woodland.
- 3.22 To carefully review location of truck terminals to insure compliance with standards.

#### C. Implementation Measures

- 4.33 Designate and improve truck routes as shown on the map "Designated Truck Routes".
- 4.34 Continue to enforce the City ordinance restricting through truck traffic on residential streets.
- 4.35 Site future truck terminals in accordance with standards identified in plan.
- 4.36 Encourage the County of Yolo to improve County Road 25A from County Road 98 to State Freeway 113 for a truck route.

### VIII. Rail

#### A. Background

Rail transportation in Woodland is oriented primarily toward the transportation of agricultural and industrial goods. The major factors of concern are: (1) accessibility to industrial uses which rely on rail transport; (2) compatibility of land uses —particularly as it relates to noise factors; and (3) safety for trains and for vehicular and pedestrian traffic crossing the tracks.

Railroads are most compatible with and provide a major service to industrial areas. Rail access to the industrial areas should be encouraged.

Safety along railroad tracks has not been a problem in Woodland. However, to ensure the protection of vehicular and pedestrian traffic, access across the tracks should be limited and the crossings well marked. Separation structures should be constructed for at least one of the selected east-west streets such as Kentucky Avenue, Main Street and Gibson Road. A future street south of the existing City limits should also be considered as a separate grade crossing.

The enhancement of the visual image of lands along the railroad line and East Street should be pursued and the City should develop a phased landscaping and screening plan for these acres.

Woodland is not a scheduled passenger train stop. Passengers must use the facilities in Davis or Sacramento. As the need for mass transit increases, the convenient access to terminal facilities either in Woodland or via a commuter limousine service to existing depots should be provided. A park-and-ride facility should be constructed for the future Regional Transit Station at the Sacramento Metro Airport.

#### B. Policies

3.23 To study which east-west streets should be designated grade separation structures over the north-south railroad.

3.24 To work with the railroad to encourage the installation of landscaping and the removal of weeds, trash and unsightly buildings from railroad property.

#### C. Implementation Measures

4.37 Consider the need for a protective demarcation of the property line between the railroad and adjacent residential uses.

4.38 Initiate study of identifying site for grade separation of an east-west street with the north-south railroad including analysis of funding mechanisms for construction of such a structure.

### IX. Air

#### A. Background

Air transportation is a vital part of our overall circulation system. However, aircraft operations are not generally compatible with urban development. The major factors in the provision of air transportation are safety, compatibility of land uses (noise factors) and adequate access to terminal facilities.

Realizing the importance of this mode, its use and the present location of terminal facilities (both commercial and private), the City's policy will be one of maintaining the compatibility of land uses. No new airport or landing strip should be located within 1.5 miles of the Urban Limit Line. Future land uses i.e. industrial, recreational and agricultural within the traffic pattern area around existing airports should be compatible with aircraft operations, industrial, recreational and agricultural. Development within the airport's clear zone is restricted by Federal Aviation Regulations. The emphasis should be placed on the compatibility of land uses for both urban development and for air terminal facilities to ensure the availability of air transportation and quality living environment.

The Watts-Woodland Airport is located within the Woodland Area General Plan adjacent to the intersection of State Highway 16 and County Road 94B. The privately owned airport is located on approximately 100 acres of land and is classed as a basic utility stage II airport. All land uses in this area must be in conformance with an adopted Watts-Woodland Comprehensive Land Use Plan. Land use compatibility is determined by comparing land uses against height, noise and safety guidelines.

## B. Policies

3.25 To place emphasis on compatibility of land uses for both urban development and for air terminal facilities to ensure the availability of services and quality living environment.

3.26 To permit no new airports or landing strips within 1.5 miles of the Urban Limit Line.

## C. Implementation Measures

4.39 Work closely with appropriate agencies including SACOG and the County of Yolo to ensure compatibility of land uses with air terminal facilities serving the Woodland community.

# X. Scenic Corridors

## A. Background

There are no official or unofficial scenic highways in the City of Woodland. Yolo County has not officially designated any scenic highways although three highways in this area have been identified in the County's Scenic Highways Element. They are State Highway 128 from Winters to Lake Berryessa, State Highway 16 from Capay to the Colusa County Line and the River Road from Knights Landing to Sutter Slough.

Within Woodland, tree-lined streets provide a number of scenic corridors. In particular, the area within the Walking Tour of Historic Woodland is recognized as a local scenic corridor. It will be the City's policy to encourage the protection and enhancement of this area as a local scenic corridor. (The Historic Preservation Element addresses this area in greater detail).

## B. Policies

3.27 To encourage the protection and enhancement of the scenic corridors through historic Woodland and the entrances to the City.

## C. Implementation Measures

4.40 Continue the City's street-tree planting program and preserve mature trees wherever feasible.



4.41 Study the means to provide for the visual enhancement of the East Street/Southern Pacific tracks area and the East Main Street/Union Pacific Tracks area.

4.42 Enforce land use policies which protect historic areas and buildings as identified in the Historic Walking Tour.

4.43 Continue publication of the Historic Walking tour brochure.

## XI. Local Public Utility Lines

### A. Background

The City of Woodland provides three (3) major utility services to the community. The major lines for wastewater and water are shown on maps in the Data Base. Detailed information concerning these utility plans are available in the City of Woodland Wastewater Facilities Master Plan, April 1985 and the City of Woodland Water System Master Plan, September 1985. The existing and proposed storm drainage lines are shown in the Storm Drainage Master Plan Revised October 1987. Levels of service for each of these utility services is described in the Level of Service Plan. All the utility master plans mentioned above are incorporated by reference into this general plan.

### B. Policies

3.28 To maintain adopted levels of service for each major utility service provided by the City.

3.29 To provide major utility services which are protected for a healthy and safe environment for the residents.

### C. Implementation Measures

4.44 Implement the improvement programs outlined in each major Utility Master Plan.

4.45 Update the Utility Master Plan on a periodic basis to ensure: compliance with appropriate State and Federal laws; awareness of state of the art technology and compatibility with changing land use policy.

## XII. Air Quality

Air quality, which is important in considering the Circulation Element policies, is discussed in the Conservation Element of this Plan.



*Housing*





## 2.4 HOUSING ELEMENT

### I. HOUSING ASSESSMENT

#### A. Introduction

State Housing Law (Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, the homeless and families with female heads of households.
- Analysis of opportunities for energy conservation with respect to residential development.

This Section of the Housing Element identifies the nature and extent of the City's housing needs which in turn provides the basis for the City's response to those needs in the housing program. In addition to identifying housing needs, this section also presents information on the setting in which the needs occur which provides a better understanding of the community and facilitates planning for housing.

A Summary of Major Findings Section follows this introduction and condenses the major findings of the chapter relevant to housing needs and identifies obstacles toward meeting those needs.

B. Summary of Major Findings:

1. Community Profile

This section identifies existing conditions and trends that are indicators of housing needs. Major components of the community profile are population, employment, household and housing characteristics.

- The January 1, 1988 population of Woodland was estimated to be 36,941 persons. This represents an increase of 6,706 persons since 1980 and 16,264 persons since 1970.
- It is estimated that Woodland's population will increase at an average annual rate of about 2.1% through the year 2010:

<u>Year</u>	<u>Population (July 1 Estimates)</u>
1990	37,203
1995	41,197
2000	45,619
2005	50,515
2010	55,937

- The State of California Employment Development Department (EDD) indicates that moderate job gains for Yolo County as a whole are expected in the areas of retail trade, the service industries and manufacturing during 1987-88. Woodland in particular is experiencing major growth in wholesale and retail trade and moderate growth in construction, manufacturing and service.
- The Sacramento Area Council of Governments (SACOG) estimates that there will be an increase of 2,716 households in Woodland from January 1, 1983 to July 1, 1990. In terms of planning for housing this is the approximate number of new units that will be required during this seven and one-half year period.
- Racially and ethnically Woodland is predominately white (82%). The largest non white ethnic groups are Asians (2%) and blacks (1.1%). The largest minority group in Woodland is persons of Spanish origin. This group comprises 23% of the total population (Spanish origin is not a separate racial category).
- Persons 65 years of age and over constituted 11% of the total population in 1980 and 20% of all households had persons 65 years of age and over.



- There were an estimated 14,163 housing units of all types on August 31, 1987: 63.7% single family, 32.8% multiple family and 3.4% mobile homes.
- The single family house is the predominant type of dwelling in Woodland representing about 63.7% of the total. From January 1, 1980 to August 31, 1987 there were 2,924 housing units of all types constructed. Out of this total 43.7% were single family units while 56.3% were multiples.
- There were an estimated 13,085 households on January 1, 1987. Based on the 1980 Census it is estimated that 61.5% of all households are owner occupied while 38.5% are renter occupied.
- Most of the residential buildings in Woodland are sound. Most problems with the condition of housing involves minor repairs. Only 0.9% of all structures (127 units) should be replaced while 2% of all structures (278 units) are candidates for rehabilitation.

Due to the amount of new growth since 1960 most of Woodland's housing stock is fairly new. The City's older housing is generally concentrated in two of the City's eleven planning areas.

- Overcrowding (more than 1.01 persons per room) seems to be decreasing. The percentage of overcrowded units in 1970 was 7.3% versus 5.9% in 1980. Overcrowding, however, is still a significant problem for renters with 10% of renter occupied units overcrowded in 1980.

## 2. Housing Market Characteristics

This section describes the activities of the local housing market and its responsiveness to the needs of the community.

- From 1970 to 1980 the population of Woodland grew at an annual rate of 3.9%. From April 1, 1980 to January 1, 1987 the annual growth rate slowed to 2.1%. An average annual growth rate of 2.1% has been projected from 1985 to 2010.
- Over the past 17.7 years Woodland has averaged 391 new residential units per year with a high of 923 units in 1986 and a low of 97 units in 1981.
- Since 1970 single family units have constituted 53.9% of all units built. Apartment projects of five or more units have constituted 38.8% of the units constructed during this time frame. Recent development activity (January 1, 1980 to August 31, 1987) indicates that higher percentages of multiple family units are being constructed: 43.7% single family and 56.3% multiple family.
- Available data regarding vacancy rates indicates that there was a July 31, 1987 vacancy rate of 7% (for established apartment complexes of five or more units). For owner occupied units it is estimated that the vacancy rates range from 1 to 2% (as of August 31, 1987). These rates

are in line with the desired 6% vacancy rate for renter units and 2% vacancy rate for owner units.

- The local housing market is responding well to the demand for multiple family housing units with building permits issued for a record 923 units in calendar year 1986. Six hundred and fifty (650) units were finished in 1987.
- 1987 sales prices of the lowest priced starter homes ranged from the upper 70's to the upper 90's with an average cost per square foot of \$68.00.
- The 1987 sales prices of starter homes or homes priced in the lower third of the local housing market were generally \$75,000 to \$100,000. The mid range priced homes were generally \$100,000 to \$150,000. New homes in the upper price range were \$150,000 and over. The bulk of the 1987 new home construction has been in the starter and mid range market. It is estimated that the median price of a new home in Woodland is \$91,667 which is typical of the Sacramento region.
- There is a wide selection of used homes available for sale in Woodland in 1987 with the majority of the homes in the \$70,000 to \$100,000 price range. Woodland has experienced dramatic increases in home values beginning during the late 1970's and continuing into the 1980's. In 1983 a typical home built in the mid 70's would sell for double its original sales price.
- Local real estate brokers and property managers have indicated that rents leveled off in 1986 and 1987 after dramatic increases from 1981 to 1985. The major causes for the increases were the cost of new construction, the low vacancy rate and return on investment considerations for owners of existing units.
- 1987 rents per month by type of unit (new rentals) were typically as follows:

<u>Housing Type</u>	<u>Typical Rent New Units 1987</u>	<u>Average Rent (Vacancy Survey)</u>
Detached Home	\$800	\$650
Duplexes	650	430
Townhouses and Condos	480	490
Apartments		
Studio	300	260
One-Bedroom	350	270
Two-Bedroom	430	380
Three-Bedroom	500	510

- Overpaying for housing is defined by the California Department of Housing and Community Development as paying more than 25% of gross household income for housing and related costs. In 1980 more than one-third of all renter households were overpaying.

•Overpaying for housing is a significant problem for "very low income" and "low income" households due to their relatively low incomes, the cost of housing and the need for other basic necessities. For "moderate income" and "above moderate income" households overpaying poses less of a problem and is often a matter of choice in order to have additional housing amenities. Income levels are defined as follows:

Very Low Income:	0- 50% of County Median Family Income
Low Income:	51- 80% of County Median Family Income
Moderate Income:	81-120% of County Median Family Income
Above Moderate Income:	Above 120% of County Median Family Income

•It is estimated that 65% of all very low income households will be overpaying for housing from 1983 to 1990 and that 40% of all low income households will be overpaying for housing from 1983 to 1990. The estimates of overpaying for moderate and above moderate income households are considerably less and not as significant given the general availability of affordable units.

•Very low income households will have difficulty finding affordable two and three bedroom apartments in Woodland due to their incomes and the rents for these types of units. Low income households will have difficulty finding affordable larger rental units. Moderate income households will be able to find affordable rental housing of most types in Woodland.

•Home ownership is no longer attainable for very low income and low income households. Their housing needs must be met through the rental housing market. Very low and low income households are estimated by SACOG to comprise 53.8% of all new households from 1983 to 1990.

•Most moderate income households can still afford to buy a house although they will be overpaying in some cases. Above moderate income households will continue to have no difficulty finding affordable housing of all types.

### 3. Housing Constraints Assessment

This section analyzes nongovernment and government constraints to the maintenance, improvement or development of housing for all income levels. Generally speaking, there is little that local governments can do to lessen or reduce the major nongovernment constraints.

#### Nongovernment Constraints:

•Major private market constraints to housing production include the availability and cost of financing, availability and cost of land and construction materials and labor costs. Of these, the availability and cost of financing is critical. Private market constraints are seen by most observers as the major cause of the housing affordability gap and the overpaying problem.



- From 1980 to 1983 highly fluctuating interest rates ranging from a high of 19% to a low of 12-13% priced homes out of the reach of most consumers. As a result housing production hit a 23 year low in Woodland in 1981 with building permits issued for only 97 units. Interest rates of 15% or greater tend to drive buyers away.
- Current interest rates (10-12%) have permitted a strong housing recovery, however, these rates still deny a certain percentage of households the opportunity for homeownership and make it difficult for some renters to find affordable rental housing. Interest rates need to come down still more in order for housing to become more affordable.
- Woodland's major developers have indicated that land costs vary considerably as a result of the desirability of the area, the development fees involved, availability of services, etc. Most developers have indicated that Woodland's land prices are reasonable when compared to other jurisdictions in the region.

#### Government Constraints:

- The Land Use Element of the General Plan indicates that the capacity of the sewage transmission system is the greatest limitation to growth in Woodland. The system has an overall capacity to serve a population of 45,000 persons.
- In November of 1987 there was a total of 552 acres of vacant land designated for Phase I residential development. It is estimated that this acreage can accommodate an additional 6,030 new units and 15,100 persons by January 1, 1996 if present growth rates continue. This would generate a population of approximately 51,000 persons by the year 1995. Current projections anticipate a population of 41,200 persons by the year 1995.
- In summary, there is an ample supply of land available for residential development through land use planning and zoning.
- The City can provide an adequate level of services for its existing and projected population.
- The City has adopted a Development Fee Schedule to fund those capital improvements that will be necessary in order for services to be provided for planned new development.
- The City of Woodland has generally kept its fees lower than other jurisdictions. It is likely that these fees will be increased due to the fact that they presently do not fully recover direct and indirect costs for City services.

#### 4. Housing Needs Assessment

This section summarizes the major housing needs of the Community. It includes the needs of both the existing population and the projected population through July 1, 1990.

•The City's homeless population has not been clearly established. However, based on shelter nights provided during 1986-87, it is estimated that shelter with 35-40 available beds are required on an annual basis. Further study of this group will be required.

•It is estimated that 2,805 housing units of all types will be required from January 1, 1983 to July 1, 1990. The requirement by income group is as follows:

Very Low Income	945 units
Low Income	564 units
Moderate Income	527 units
Above Moderate Income	769 units

•Based on the affordability of units constructed from January 1, 1983 through August 31, 1987, it is estimated that 1,086 housing units will be required from September 1, 1987 to July 1, 1990 for the above noted income groups. The unit requirement by income group is as follows:

Very Low Income	895 units
Low Income	0 units
Moderate Income	0 units
Above Moderate	191 units
Total	<u>1,086 units</u>

From January 1, 1988 to July 1, 1990 there will be a critical need for more housing units that are affordable to very low income households. The housing programs will need to be geared for dealing with the needs of this income group. There is no question that the unit need for the above moderate income group will be met.

The City needs to continue its housing rehabilitation program. An estimated 278 units require varying types of rehab work. An estimated 127 units should be replaced due to their poor condition.

## C. Housing Needs Assessment

### 1. Introduction

This section provides an inventory and assessment of housing needs. Most of these needs have been discussed to some extent in preceding sections. This section, however, summarizes earlier analysis and quantifies existing and projected housing needs by the number and types of units required. It also quantifies the housing needs of special population groups such as the elderly, homeless and handicapped and housing needs based on indicators such as overpaying, overcrowding and housing conditions. The estimates from this section form the data base for the City's housing goals, objectives and policies and the housing program.

A distinction may be made between new construction needs which represents needs based on projected growth and the housing needs of the existing population. The existing population is being housed; however, the housing may be inappropriate or unsatisfactory (overcrowded, unsafe or not handicapped accessible) or there may be overpaying. The needs of the existing population must, for the most part, be addressed by housing programs such as rental assistance, rehabilitation and programs designed for special populations. The local housing market plays a key role in providing for the new construction needs of the community based on projected growth. It is difficult, however, for the local housing market to respond to the housing needs of all income groups such as the very low and low income households. The new construction needs of lower income households must, therefore, be addressed through local efforts and the utilization of state and federal programs as they are available.

## 2. Existing Housing Needs

### a. Affordability

In order for housing to be considered affordable, consumers must be in a position to rent or buy at prices that will allow them to reasonably balance the costs of housing with other basic household needs. Rules of thumb for affordability generally range from 25% of gross monthly income for very low and low income households (usually renters) to as much as 35% of gross monthly income for moderate and above moderate income households (usually buyers). The local housing market should in theory provide housing at affordable rents or sales prices for all income groups. This has not taken place in recent years due primarily to the rising costs of production and lagging consumer incomes. The two income groups most adversely affected by the affordability gap are those classified as very low and low income.

Very low income households in Woodland will experience difficulty finding affordable rental housing due to the cost of new construction, the trend toward higher rents and a relatively limited supply of lower priced units (units renting for \$330 per month or less). Low income households in Woodland should be able to find an adequate supply of affordable one, two and three-bedroom apartment units, however, there will be a somewhat limited supply of affordable duplexes, single family and condominium units. Moderate and above moderate households in Woodland will have little or no difficulty finding affordable rental housing with the exception of larger detached homes.

Very low and low income households are for the most part excluded from the home ownership market in Woodland due to the sales prices of new and used starter homes as well as the financing constraints of qualifying for a loan and making the required downpayment and monthly payments. Moderate income households can usually find affordable owner occupied housing in Woodland. Most builders are offering units at prices that are affordable to this income group. Above moderate income households are usually able to afford homes in the \$100,000 plus price range. This income group clearly will have no difficulty finding affordable housing in Woodland.



#### b. Overpaying

The extent of overpaying for housing among renters and buyers is an indicator of the need for lower cost housing and government sponsored programs. Overpaying is defined as paying more than 25% of gross household income for housing and related housing costs. For very low and low income households, 25% of household income represents a threshold beyond which other basic household needs may be affected. Moderate and above moderate households, however, can and often do pay more than 25% of their incomes for housing without sacrificing other basic necessities.

Table 1 indicates as does the earlier analysis of overpaying that the very low and low income renters and owners will have the highest frequency of overpaying. The income groups in greatest need of housing programs and assistance are in order of priority: 1) very low income renters, 2) low income renters, 3) low income owners and 4) very low income owners. The households in these income categories will be paying more than what is considered acceptable and will experience difficulty finding affordable housing. Although there is some overpaying among moderate and above moderate renter and owner households it is not considered significant enough to warrant a government response given the income levels of these groups and the general availability of units affordable for these groups.

#### c. Overcrowding

Overcrowding is defined as housing units with 1.01 or more persons per room. In 1980 there were 635 overcrowded units which was 5.9% of all occupied units (10,740). Out of the overcrowded units, 395 or 3.7% were renter occupied and 240 or 2.2% were owner occupied. A greater supply of affordable 3-bedroom apartments, duplexes and starter homes as well as more assisted housing in general should help reduce the number of overcrowded units. Overcrowding is not deemed a significant housing problem in Woodland and has seen a decline since the 1970 census (7.3% of units overcrowded in 1970 versus 5.9% of units overcrowded in 1980).

#### d. Housing Conditions

Woodland's housing stock can be described as relatively new and in generally sound condition. Over two-thirds (70.5%) of Woodland's housing stock has been constructed since 1960 while about one-third (29.4%) has been constructed prior to 1960 (July 31, 1983 percentages). Most of the City's older housing is concentrated in Planning Areas "C" and "H" while the newer housing is located in Planning Areas "B", "I", "K" and "G".

Updated estimates from the 1975 Special Census indicate that approximately 278 units need to be rehabilitated and that approximately 127 units should be replaced. This is necessary in order to maintain the existing supply of sound housing units and to remove those that are substandard or unsafe. The remainder of the City's housing stock is in sound condition. A survey of housing conditions should, however, be completed within the next two years since the data is 12 years old and three older residential areas have been annexed to the City since 1975. The City will need to continue to upgrade its existing housing stock through the Community Development Block Grant rehabilitation program.

TABLE 1

ESTIMATE OF HOUSEHOLDS OVERPAYING JAN. 1, 1983 AND JULY 1, 1990

Income Group <sup>1</sup>	Renter Households Overpaying		% All Rental Households <sup>3</sup>		Owner Households Overpaying		% All Owner Households <sup>3</sup>		Total Households Overpaying	
	Households Overpaying 1983	Households Overpaying 1990			Households Overpaying 1983	Households Overpaying 1990			Number Overpaying 1983	Number Overpaying 1990
Very low 3,052....1983	1,526		34.9		458		6.6		1,984	
3,966....1990		1,983		37.1		595		7.0		2,578
Low 2,203....1983	405		9.3		405		5.8		810	
2,570....1990		514		9.6		514		6.0		1,028
Moderate 2,560....1983	128		2.9		256		3.7		384	
3,071....1990		154		2.9		307		3.6		461
Above Moderate 3,543....1983	71		1.6		354		5.1		425	
4,287....1990		86		1.6		429		5.0		515
	2,130	2,737	48.7	51.2	1,473	1,845	21.2	21.6	3,603	4,582

<sup>1</sup>1984 SACOG Regional Housing Needs Allocation Plan (Total Households by Income Group, Jan. 1, 1983 and July 1, 1990).

<sup>2</sup>Estimates based on Table 18-37, 1979 Overpaying by Income Group and Tenure.

<sup>3</sup>Based on 38.5% renter households and 61.5% owner households: Renter: 1983 4,373, 1990 5,349.  
Owner: 1983 6,985, 1990 8,545.

## e. Special Needs

### 1) Elderly and Handicapped

Persons 65 years of age and over (3,229 persons) constituted 10.7% of the total population in Woodland in 1980. Twenty percent (20%) of all households had persons 65 years of age and over and 38.9% of all one person households had persons 65 years of age and over. The City of Woodland's Housing Assistance Plan (HAP) which was approved by HUD on March 3, 1987, estimates that there will be 410 very low and low income elderly households which will require rental subsidies during the three-year time frame of the HAP (October 1, 1986 to September 30, 1989). The HUD definition of elderly households is ... "One or two person households containing a person at least 62 years of age and non-elderly handicapped individuals including those currently institutionalized but who are capable of "group home living".

There are no local or State of California estimates of handicapped persons in Woodland other than the 1980 Census. Estimates of very low and low income handicapped persons in Woodland were made for the City's HAP by using the 1980 Census. It is estimated that there will be 106 very low and low income handicapped persons in Woodland during the three-year time frame of the HAP. A breakdown by household types is as follows:

Individuals (1 person households)	24
Small Family	69
Large Family	13
Total	106

It is also estimated that 50 units of handicapped accessible units will be needed during the three-year time frame of the HAP.

### 2) Female Heads of Households

The 1980 Census indicated that families with children (4,562) made up 57.8% of all families (7,897) and that 90.4% of families with children are above poverty (4,124) and that 9.6% of families with children are below poverty (438).

Families with female heads of households with children and no husbands (700) made up 8.9% of all families. Out of this category of family 67.4% (472) are above poverty and 32.6% (228) are below poverty. The City's HAP estimates that 300 families of this type will fall into the very low and low income groups and will require rental subsidies. Households in these income groups will have difficulty finding affordable two and three-bedroom apartments duplexes and townhouses due to their limited incomes and the need for more bedrooms due to children.

### 3) Small and Large Families

Small families are households of four or fewer persons including unrelated individuals, which are not elderly households. The City's HAP estimates that there will be 1,190 small family households in the very low and low income groups which will require rental subsidies during the three-year time frame of the HAP.



Large families are households of five or more persons. The City's HAP also estimates that there will be 219 large family households in the very low and low income groups which will require rental subsidies.

#### 4) Minorities

The 1980 Census indicated that Woodland is a largely white community (81.9% of the total population). The remaining racial/ethnic composition is as follows:

1.8%	Asian or Pacific Islander
1.1%	black
1.0%	Native American
14.1%	other.

The largest minority group in Woodland is persons of Spanish origin. This group of 6,850 persons comprises approximately 22.7% of the total population. Spanish origin persons racially may be white, black, American Indian or "other". Spanish origin refers to persons of Mexican, Puerto Rican, Cuban or "Other Spanish" origin or descent.

The City of Woodland's HAP estimates that there will be 573 Spanish origin households in the very low and low income groups which will require rental subsidies during the three-year time frame of the HAP. The estimated breakdown by household type is as follows:

<u>Household Type</u>	<u>Households</u>
Elderly	130
Small Families	375
Large Families	68
Total	<u>573</u>

The HAP also estimates that there will be 12 black, 15 Native American and 12 Asian or Pacific Islander very low and low income households that will require rental subsidies.

#### 5) Farm Workers

The City of Woodland does not have any migrant housing centers nor private camps for migrant workers within its urban limit lines. The local State of California Employment Development Department Office has indicated that there is a seasonal annual average of 600-800 migrant farm workers residing in the Woodland area (1988). These migrant workers are housed in conventional rental and seasonal units during the harvest season, however, there is no readily available information on the numbers of housing units involved. The 1980 Census indicated that there were 1,020 persons employed in agriculture, forestry, fisheries and mining (7.8% of total employment 13,022 persons).

Yolo County's Housing Element indicates that most of the migrant housing is located in the unincorporated areas of the County. There are two migrant housing centers, one southeast of Davis and one in Madison. These two centers served a total of 882 individuals during 1978. There are also an estimated 25

to 35 private camps for migrant workers which also provide housing during the harvest season.

Further study will be required to determine whether there are substantial numbers of units leased or rented to migrant farm workers within the Urban Limit Line.

#### 6) Homeless

There is no definitive profile of the homeless in Yolo County or in the Woodland area. However, the experience of organizations which serve the homeless provides the following:

- Between 10% to 20% are chronically homeless
- Between 21% and 33-1/3% are AFDC eligible mothers/children, some of whom are fleeing physical abuse in the home.
- Between 33-1/3% and 40% are mentally ill, incapacitated to care for themselves.
- The balance come from impoverished areas outside the County.
- Functional illiteracy is high among the homeless.
- Government assistance for many of these individuals is pending. The process, in some circumstances, can take from nine months to two years.
- The great majority of the County's homeless came from within or close to the County's borders.

Yolo County's experience seems to parallel the experience reported nationally and statewide by various organizations.

The Yolo Wayfarer Center and its predecessor, the Woodland Christian Mission, have been providing services including emergency shelter to the homeless in Woodland since December of 1983. The Yolo Wayfarer Center is a Christian mission which provides an evangelical and service outreach from the Christian community. Its services include shelter, hot meals, transportation, counseling, referrals and grocery distribution. The Yolo Wayfarer Center with a \$20,000 grant in CDBG assistance from the City of Woodland provided two six-bed shelters (two rentals) for the homeless in 1986-87. (A six-bed men's shelter was opened in April 1986 and a six-bed women's and children's shelter was opened in November 1986). The end of year report from the Yolo Wayfarer Center indicated that a total of 1,287 shelter/nights were provided in 1986. The Yolo Wayfarer Center has also indicated that from January 1, 1987 to September 30, 1987, a total of 2,003 shelter/nights were provided. A shelter night is defined as one bed occupied for one night. The statistics indicate that the combined shelters were 65% occupied during 1986 and 79% occupied during the reporting period in 1987. The two shelters have been described as being full with only a day or two between beds being emptied and reassigned.

Two other organizations have also been involved in providing shelter for the homeless in Woodland. STEAC (Social Temporal Emergency Alleviation Committee) is a volunteer organization based in Davis which serves all of Yolo County. In 1986 and 1987, STEAC provided assistance to the homeless in Woodland by paying for temporary shelter at motels and apartments. In 1987 STEAC provided 1,300 shelter nights in motels and 8,672 shelter nights in apartments. STEAC also spent \$13,716 on rent for persons in need which would have been evicted had assistance not been available. The Community Partnership Agency offers the following services when money is available to individuals or families in need: rental assistance to prevent evictions, first months rent for new residents, temporary shelter in motels up to five days.

The City currently (November 1987) is changing its CDBG Homeless Program from a loan to the Yolo Wayfarer Center to a \$40,000 grant to the Yolo Community Care Continuum (YCCC) to purchase a small home to be used as temporary shelter for the homeless mentally ill. The change was necessary because the Yolo Wayfarer Center elected not to sign a HUD mandated agreement which prohibits religious instruction. The YCCC anticipates housing up to four persons at a time in the proposed home.

Based on the total 1987 shelter/night statistics for the homeless, it is conservatively estimated that shelters with 35 to 40 beds will be needed to meet the needs of the homeless on an annual basis.

#### f. Existing Programs

Table 2 summarizes the assisted housing in Woodland. As of October 1987, the City of Woodland had a total of 835 units of assisted housing. The 835 units of assisted housing comes to 6.4% of all units using January 1, 1987 estimates of total units (13,085 units).

The housing needs discussed thus far can be broken down into three basic need areas: (1) needs pertaining to housing quantity (requirements for new construction to meet projected household growth by income group), (2) needs pertaining to housing assistance and opportunity (government and nongovernment programs to address the housing needs of special populations, the problems of affordability, overpaying and overcrowding and State and Federal Fair Housing Requirements) and (3) needs pertaining to housing quality (the preservation, maintenance and improvement of existing housing units and neighborhoods to assure an adequate supply of sound housing in a satisfying environment. Table 3 summarizes the 1983-1990 housing needs of Woodland by the various need categories discussed earlier in this section.



TABLE 2

1987 ASSISTED HOUSING IN WOODLAND <sup>1</sup>	
Housing Program	Number Units
Section 8 <sup>2</sup>	
Existing	214
231/236 Programs	143
New	93
Aftercare	10
Public Housing (Family)	132
Housing Authority (Low Cost Units)	2
California Housing Finance Agency	44
221(D)(3)	78
CHAP	5
Bonus Density	31
RCHP	20
Mortgage Revenue Bond (Rental)	63
TOTAL	835

<sup>1</sup>Yolo County Community Development Agency, Draft Report on Assisted Housing in Yolo County, January 1984. Community Development Department, October 1987.

<sup>2</sup>Section 8 Existing are not necessarily mutually exclusive from California Housing Finance Agency units. Someone with a Section 8 certificate could live in a CHFA unit.

### 3. Projected Housing Needs

#### a. New Construction Needs

As indicated in the Population Projections the 1984 SACOG Regional Housing Needs Allocation Plan (Table 17-5) estimates that there will be an increase of 2,716 households from January 1, 1983 to July 1, 1990. An estimate of the net housing unit need for Woodland has been made by using the SACOG household projection (See Table 3). It is estimated that a total of 2,805 new units will be required from January 1, 1983 to July 1, 1990 in order to meet the housing needs of the projected household population. This requirement averages out to 374 units per year which is 16 units per year less than the annual average of 390 units per year from January 1, 1970 to August 31, 1987. If recent levels of construction continue then it appears that the City's new construction needs can be met in terms of total units. As with most jurisdictions, however, the problem isn't always the housing supply but how much it costs consumers and its affordability.

#### b. New Construction by Income Group

Table 3 also provides an estimate of the number of new units required by income group from January 1, 1983 to July 1, 1990. Based on the 1984 SACOG Regional Housing Needs Allocation Plan for Woodland, 945 units should be constructed for very low income households, 564 units for low income households, 527 units for moderate income households and 769 units for above moderate income households. From January 1, 1983 to August 31, 1987, a total of 3,968 residential building permits had been issued with the following breakdown: 885 single family detached units, 108 split lot duplex units, 18 condo units, 23 duplex units, 12 triplex units, 24 four plex units and 1,437 multiple family units (5+ units). Multiple family units represent 57.3% of total units.

Table 4 provides an estimate of the affordability of the housing units constructed from January 1, 1983 to August 31, 1987 by income group. This table indicates that the City is well ahead of schedule as far as meeting its new housing construction goal of 2,805 units by July 1, 1990. A total of 2,507 units have been constructed to date which puts the City only 298 units below its July 1, 1990 goal. The City is, however, experiencing difficulty in meeting its goal of 945 very low income units. To date, only 50 units have been built out of the projected 945 unit total. The City is doing well in the other income categories. It has more than doubled its low income unit goal, has exceeded its goal for moderate income units and is on track as far as meeting its above moderate goal. During the next 2.5 years, the City will need to emphasize the construction of very low income units. Table 4 basically indicates that almost all of the newly formed (83-87) very low income households in Woodland are overpaying for their housing. The City's Housing Program will therefore need to stress the production of additional apartment units that are affordable to very low income households.

Table 5 summarizes the City's new construction needs by income group for September 1, 1987 to July 1, 1990. A total of 895 additional very low income units and 191 above moderate units will be required by July 1, 1990. Table 5 also indicates the City's housing production targets for 1987-1990. These are

TABLE 3

HOUSING UNIT REQUIREMENT BY INCOME GROUP IN WOODLAND January 1, 1983 to July 1, 1990		
Income Group	Net Housing Unit Need <sup>1</sup>	Percent of Units <sup>2</sup>
Very low income	945	33.7
Low income	564	20.1
Moderate income	527	18.8
Above moderate income	769	27.4
TOTAL	2,805	

<sup>1</sup>See Table II-A in Appendix (Net Housing Unit Need).

<sup>2</sup>1984 SACOG Regional Housing Needs Allocation Plan.

TABLE 4

ESTIMATED AFFORDABILITY OF HOUSING CONSTRUCTED FROM JANUARY 1, 1983 TO AUGUST 31, 1987					
Type Unit	Units Constructed	Unit Affordable by Income Group <sup>1</sup>			
		Very Low	Low	Moderate	Above Moderate
Single Family Detached	885	0	130	298	565
Split Lot Duplex	108				
Condo	18	0	0	5	13
Duplex	23	0	13	10	0
3-Plex	12	0	6	6	0
4-Plex	24	0	24	0	0
5+	1,437	50	1,099	288	0
TOTAL	2,507	50	1,272	607	578

<sup>1</sup>Based on Table 18-29 and an analysis of sales prices, rents and affordability criteria (Table 18-39).



TABLE 5

1987 SUMMARY OF NEW CONSTRUCTION NEEDS					
New Construction	Housing Units Needed 1983-1990 <sup>1</sup>	Housing Units Provided 1983-1987 <sup>2</sup>	Housing Units Needed (Balance) 1987-1990	Housing Production Targets 1987-1990 <sup>3</sup>	Appropriate Housing Program Statement/Reference
Income Category					
Very Low	945	50	895	40	1.8,1.2,1.10 1.15,1.14
Low	564	1,272	0	564	1.1,1.2,1.5,1.14 1.15,1.18,1.8,1.6 1.25,1.21,1.10
Moderate	527	607	0	829	1.5,1.8,1.1,1.14
Above Mod.	769	578	191	259	1.5,1.14
TOTAL	2,805	2,507	1,086	1,692	

<sup>1</sup>Table 3 (page 134)

<sup>2</sup>Table 4 (page 134)

<sup>3</sup>Table 7 (page 162)

the City's quantified objectives pursuant to State Housing Law. Based on recent subdivision activity and residential construction the City is projecting the construction of new housing units (by income category) in excess of the 1984 SACOG projections with the exception of very low income. Due to reasons similar to other jurisdictions in the region, Woodland is projecting a 855 unit shortfall of housing for very low income households. Through its housing program, however, the City will in the years ahead be committing its resources to the best of its ability to help resolve the shortage of affordable units. The City's new housing program will result in additional staff time and revenues committed to housing for all income groups.

#### 4. Summary of Housing Needs

The City's housing needs can be broken down into three basic need areas: (1) needs pertaining to housing quantity (requirements for new construction to meet projected household growth by income group), (2) needs pertaining to housing assistance and housing opportunity (government and nongovernment programs to address the housing needs of special populations, the problems of affordability, overpaying, the homeless and overcrowding and state and federal fair housing requirements) and (3) needs pertaining to housing quality (the preservation, maintenance and improvement of existing housing units and neighborhoods) to assure an adequate supply of sound housing in a satisfying environment. Table 6 summarizes the 1983-1990 housing needs of Woodland by the various need categories discussed earlier in this section.

TABLE 6

WOODLAND HOUSING NEEDS SUMMARY 1983-1990			
Housing Need	Households in Need of Housing Assistance by Income Group and Type Housing Need	Unit Need <sup>1</sup>	Comments
Affordability:	Priority needs: Renters: Housing for very low income & low income households. Owners: Housing for moderate income households.	See "New construction by income group" (below)	Renters need affordable family units such as 3-bedroom apts, duplexes, townhouses
Overpaying:	Overpaying Households-1990 Renters: Very Low Income (1983) Low Income ( 514) Moderate Income ( 154) Above Moderate Income (86) Owners: Very Low Income ( 595) Low income ( 514) Moderate income ( 307) Above Moderate Income (429)	See "New construction by income group"	Estimates are based on 1980 rates updated to 1990
Overcrowding:	Renters (395) Owners (240)	See "New construction by income group" (below)	1980 Census
Housing Conditions:	NA	278 Units need rehab. 127 units should be replaced	New survey of housing cond. needs to be done to update current data
Special Needs <sup>2</sup> :			
Elderly:	Renters: Very low & low income (403)	20 units	
Handicapped:	Renters: Very low & low income (106)	50 handicapped	
Female head of household w/children & no husband:	Renters: Very low & low income (300)	No estimate - see "New construction by income group" (below)	
Small and large families:	Renters: Small families that are very low & low income (1,178). Large families that are very low & low income (214)	67 units	
Minorities:	Renters: Spanish origin households that are very low & low income (573)  Renters: Other minority households that are very low & low income (39)	13 units No estimate - see "New construction by income group" (below)  No estimate - see "New construction by income group" (below)	Spanish origin breakdown: 130 elderly 375 sm. family 68 lg. family Breakdown: 15 Black 12 Native Amer. 12 Asian or Pacific Islander
Homeless:	--	--	Survey work required to verify needs
Farmworkers:	NA	NA	
New construction (1/1/83 to 7/1/90):	NA	2,805 (374) units/yr	Based on SACOG house hold projections
New construction by income group (1/1/83 to 7-1-90):	Very low income Low income Moderate income Above moderate income	945 564 527 769	Based on SACOG house hold projections

<sup>1</sup>Unit need is not necessarily additive due to overlapping need categories.

<sup>2</sup>1983-1986 Housing Assistance Plan.

## II. HOUSING PROGRAM

### A. Introduction

State Housing Law (Government Code Section 65580) requires a housing program which sets forth a five-year schedule of actions the City is taking or intends to undertake to implement its housing policies and achieve its housing goals and objectives. In order to make adequate provision for the housing needs of all economic segments of the community, the housing program is required to:

1. Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing and mobile homes, in order to meet the community's housing goals.
2. Assist in the development of adequate housing to meet the needs of low and moderate income households.
3. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
4. Conserve and improve the condition of the existing affordable housing stock.
5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

In addition, the housing program is also required to identify the agencies and officials responsible for the implementation of the various scheduled actions.

The housing program is one of the major components of the Housing Element in addition to the housing needs assessment. The housing program is developed in response to specific needs which are identified in the housing needs assessment as well as the various State Housing Law requirements specified above.

### B. Program Organization

The housing program of the City of Woodland is made up of goals, policies and actions. There are six housing goals and each goal is supported by policies that will lead to the accomplishment of that goal. Each policy is supported by actions that will assure that the policy is carried out. Each action has a specific 3 year objective which states the expected result of the action, an indication of who is responsible for performing the action, and a schedule or time frame indicating when the action should occur. The housing program also includes summary tables which indicate the number of housing units to be constructed or assisted as well as the schedule for the completion or attainment of the housing objective.



C. Goal, Policies and Actions for the Development of Housing

Goal for the Development of Housing:

Promote the provision of adequate housing for all persons in the City including those with special housing needs.

Policies for the Development of Housing:

1. To encourage and assist the construction of a variety of housing types with varying densities and prices, for both sales and rental, that are affordable to all income groups, particularly very low income and special needs groups.
2. To encourage private builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to very low income and special needs groups.
3. To participate, whenever eligible, in federal, state or other programs that assist in providing and maintaining housing affordable to very low income and special needs groups.
4. To continue to work cooperatively with neighboring cities, Yolo County and the Sacramento Area Council of Governments (SACOG) to ensure that Woodland plans for its "fair share" of housing needs.
5. To cooperate with and seek the advice of developers, builders, financial institutions and interested citizens on housing needs and the solutions to housing problems.
6. To ensure that there is sufficient land zoned for a variety of housing types, residential densities and housing prices that will meet the needs for projected growth.
7. Allow residential uses over commercial uses and allow conversion of commercial to residential in certain areas.
8. Review homeless and farm worker needs with Yolo County and other cities in the county and propose coordinated programs to meet identified needs.
9. Require that development proposals include consideration of Housing Element housing actions.
10. Provide emergency housing for the health and safety of Woodland residents.
11. Balance employment opportunities with the provision of housing, matching housing costs to wage levels.
12. Require through specific plans, neighborhood design standards and development review a mix of housing types, densities, designs and prices/rents in each planning area where land is available.

13. Disperse lower, moderate and higher cost housing throughout the City, each planning area and each subdivision where feasible due to the availability of land and adequate service facilities.
14. Emphasize the basic human need for housing as shelter.
15. Assure that residential land use designations are consistent with SACOG household projections by income group.
16. Coordinate Redevelopment Agency infill housing programs with community wide housing needs.

#### Actions for the Development of Housing

- 1.1 The City will continue to cooperate with and advise developers in the use of the P-D Planned Development Overlay Zone to reduce housing costs by utilizing various techniques such as: zero lot lines, cluster development, private streets, higher densities, mixed uses, parking and setback variations and other innovative approaches. The City, however, will require appropriate tradeoffs in exchange for increased densities and other regulatory concessions.

Objective: To encourage developers to use PD Zoning and cost reducing techniques.

Responsibility: Community Development Director  
City Manager  
Planning Commission  
City Council

Schedule: To start with adoption of Housing Element and continue until July 1, 1990 or until Housing Element is revised.

- 1.2 The City will continue to cooperate with and advise developers in the use of the City's Bonus Incentive Program. Bonus incentives are available to developers for including low-moderate and lower income units in their projects.

Objective: To encourage developers to use the City's Bonus Incentive Program.

Responsibility: See 1.1 above.

Schedule: Ongoing.

- 1.3 The City will review its Building Code, Zoning Ordinance, Subdivision Ordinance and development review procedures annually to identify and eliminate requirements which are unnecessary or unreasonably increase the cost of housing. The City Council and the Planning Commission will conduct public hearings.

Objective: To perform reviews to identify and eliminate unnecessary requirements.

Responsibility: Planning Commission  
City Council

Schedule: To start with adoption of Housing Element and be completed once a year by December 31.

- 1.4 The City will develop a system to give priority to and to "fast track" projects designed to serve very low income and special needs groups.

Objective: To develop and implement fast track system for low income units.

Responsibility: Community Development Director  
Planning Commission  
City Council

Schedule: System in place by December 31, 1988.

- 1.5 The City will continue to approve developments that provide housing for moderate and above moderate income groups where consistent with the Housing Element and Zoning Ordinance.

Objective: Approval of an average of 500 units per year.

Responsibility: Community Development Director  
Planning Commission  
City Council

Schedule: A continuing program that will continue until July 1, 1990 or until Housing Element revision.

- 1.6 The City will evaluate the feasibility of requiring a percentage of new units to be built and equipped to meet the needs of the elderly and handicapped and adoption of a requirement.

Objective: Construction of 25 equipped units per year.

Responsibility: Building Department  
Planning Commission  
City Council

Schedule: Program requirements adopted by March 31, 1989.

- 1.7 The City will work with the Sacramento Area Council of Governments, Yolo County and cities in the County to hold affordable housing workshops every other year and invite local developers to meet with Federal and State housing officials to discuss how local developers can participate in programs that provide and maintain affordable housing.

Objective: Two workshops, one in 1989 and 1991.

Responsibility: Community Development Department



Schedule: Workshops to be held by June 30, 1989 and June 30, 1991.

- 1.8 The City will continue to cooperate with Yolo County, other cities in the County, developers and builders and with financial institutions to develop tax exempt mortgage revenue bonding.

Objective: To develop a source of funding to subsidize housing units by allowing housing sponsors to provide affordable units. To subsidize 40 units of housing for low and moderate income families or special needs groups by July 1, 1990.

Responsibility: Community Development Director  
City Council  
Planning Commission

Schedule: Continuing program to continue until July 1, 1990 or until Housing Element is revised.

- 1.9 The City will request information from the Department of Housing and Urban Development, the State Department of Housing and Community Development and the California Housing Finance Agency on actions it can take to assist developers to participate or how the City itself can participate in programs designed to provide affordable housing.

Objective: To encourage developers to participate in programs to provide affordable housing and to apply for programs the City is eligible for.

Responsibility: Community Development Director  
Planning Commission

Schedule: To start with the adoption of the Housing Element and to continue until July 1, 1990 or until the Housing Element is revised. The City will contact each agency by February 1 each year.

- 1.10 The City will assist and cooperate with non-profit housing development corporations and self-help housing sponsors. The City will request that each corporation or sponsor it assists develop a list of activities or actions the City can undertake to assist it in providing affordable housing to very low income and special needs groups.

Objective: To provide staff support and/or funding to non-profit housing development corporations or self-help housing sponsors each year until July 1, 1990. To stimulate construction of 40 housing units for low income and special needs groups.

Responsibility: City Council and non-profit housing development corporations or self-help housing sponsors.

Schedule: To start in 1989-90 budget and continue through 90-91 budget with budget approval by July 31, 1989.

- 1.11 The City will annually review its eligibility for various federal and state programs providing assistance to low income and special needs groups and will submit applications for appropriate programs that the City is eligible for.

Objective: Annual review of eligibility and at least one application per year. Programs appropriate include:

Rental Housing Construction Program  
California Self-Help Housing Program  
Emergency Shelter Program  
California Housing Trust Fund  
Housing Assistance Program  
Section 8 Lower Income Housing Assistance Program  
Rental Housing Rehabilitation  
Section 202 - Housing for the Elderly or Handicapped  
Section 312 - Rehabilitation Loans

Responsibility: Community Development Director

Schedule: First review to be completed by December 1, 1988 and annually thereafter.

- 1.12 The City will establish a housing monitoring program. The City will maintain data needed for the monitoring program including:

Inventory of Vacant Residential Land - Semi-Annually  
Residential Projects in Progress - Quarterly  
Residential Building Permits Issued - Quarterly  
Residential Building Permits/Final - Annually  
Postal Vacancy Study - Annually  
Apartment Vacancy/Rent Survey - Annually  
Home Sales Survey - Quarterly  
Multiple Listing Service Summary - Quarterly  
Inventory of Vacant Commercial and Industrial Land - Quarterly  
Infrastructure and Public Services Capacity - Annually

Objective: Provision of data to City Council, Affordable Housing Task Force, Planning Commission, Developers.

Responsibility: City Manager

Schedule: To start with adoption of Housing Element. Continuous until July 1, 1990 or until monitoring program is modified.

- 1.13 The Planning Commission will hold one public hearing each year to review the Housing Monitoring Report and will consider program responses to remedy housing shortfalls and other problems that are identified.

Objective: One public hearing each year and report recommendations to City Council.

Responsibility: Community Development Director  
Planning Commission  
City Council

Schedule: To start with adoption of Housing Element and continue until monitoring program is modified. First set of recommendations to City Council by December 31, 1988 and annually thereafter.

- 1.14 The City will continue to utilize its "fair share" housing allocation from the Sacramento Area Council of Governments (SACOG) for planning purposes. This "fair share" housing allocation must be predicated on other jurisdictions in the region utilizing their "fair share" and not avoiding the requirement. This will require providing an adequate amount of medium density residential land in Phases I and II subject to compliance with the City's Level of Service Plan.

Objective: To base planning for housing on the City's "fair share" allocation of housing by income group.

Responsibility: Community Development Director  
Planning Commission  
City Council

Schedule: Continuing program to continue until July 1, 1990 or until Housing Element is revised.

- 1.15 The City will form an Affordable Housing Task Force to provide advice and recommendations on programs and actions the City can implement to provide and maintain affordable housing, particularly to very low income and special needs groups. The Task Force will be appointed by the City Council and will consist of five representatives of developers, builders, financial institutions or real estate interests who live, work or build in the City; five citizens of the City to include one Planning Commission member and five representatives from low and moderate income families, the elderly and the handicapped. At least ten members of the Task Force must be residents of the City. City staff will provide support to the Task Force.

Objective: Appoint affordable Housing Task Force to advise the City Council.

Responsibility: Community Development Director  
City Council

Schedule: Affordable Housing Task Force appointed by March 31, 1989. First set of recommendations to City Council by December 31, 1989 and annually thereafter.



1.16 The City will evaluate the feasibility of using City of Woodland Redevelopment Agency financing to assist housing construction for units serving low and moderate income families and special needs groups.

Objective: To use tax increment financing to assist in housing construction for low and moderate income families and special needs groups.

Responsibility: Community Development Director  
City Manager  
City Council

Schedule: Study to be completed by December 31, 1989.

1.17 The City will monitor and evaluate the achievement of the goals, policies, actions and objectives contained in the Housing Element on an annual basis with major modifications to the Housing Element as needed. The annual reporting and evaluation would take place no later than September 30 as part of the Housing Assistance Plan.

Objective: Provision of data to Affordable Housing Task Force, City Council, Planning Commission, Developers.

Responsibility: Community Development Director

Schedule: First evaluation to be completed by September 30, 1989 and annually thereafter.

1.18 Encourage the development of housing affordable to very low, low and moderate income households as well as above moderate income households in Woodland by enlisting the cooperation of private developers in considering and implementing the policies and actions of the Housing Element. Prior to application for development permits developers will be required to review and consider the Housing Element policies and actions. Added to the initial study checklist form will be the question, "Have the Housing Element program statements been considered as part of the project?". Documentation will be required where the project is estimated not to utilize Housing Element policies.

Objective: Encourage developers to consider Housing Element policies and actions when submitting development proposals.

Responsibility: Community Development Director

Schedule: To start with adoption of Housing Element and continue until July 1, 1990 or until Housing Element is revised.

1.19 Continue to allocate CDBG funds for emergency shelter.

Objective: Provide grant to Yolo Community Care Continuum for purchase of residence for emergency shelter - a four-bed facility for the mentally ill homeless.

Responsibility: Community Development Director  
City Council  
Yolo Community Care Continuum

Schedule: Fund for FY 88

- 1.20 Encourage the development of affordable housing units by considering a waiver or reduction of City fees and requirements including Property Development Fee, the use permit fee, rezoning fee, preliminary/tentative map and final map fee, General Plan amendment and processing fee, negative declaration fee, EIR fee, park and school fees, setback and yard requirements and lot size requirements. Any waiver or reduction of City fees and requirements shall require the establishment of a monitoring program.

Objective: Reduce cost of housing by reducing City fees and requirements.

Responsibility: Community Development Director  
City Council

Schedule: Community Development Department to prepare report to City Council by December 31, 1988.

- 1.21 The City will actively seek sponsors to utilize State funds to develop a limited equity cooperative. Specific City actions will include a study of the possibilities of such a development and make information on cooperatives available at Community Development Department counter. Information will include: description of types of cooperatives; how to form one; how cooperatives work; the costs and benefits of cooperatives.

Objective: 25 Units.

Responsibility: Community Development Director  
Housing Authority

Schedule: Prepare report for distribution by December 31, 1990.

- 1.22 Facilitate the provision of emergency housing and affordable very low and low income housing by developing procedures which would be appropriate to allow for their development.

Objective: Develop procedures to insure provisions for emergency housing and low income housing development.

Responsibility: Community Development Director

Schedule: Development of Procedures by December 31, 1988.

- 1.23 Continue to allocate CDBG funds for housing rehabilitation.

Objective: Allocate CDBG funds for administration of Housing Rehab Program for 45 units.

Responsibility: Community Development Director  
Connerly and Associates

Schedule: Expend \$118,000 by December 31, 1988.

- 1.24 Continue to contract with the Yolo County Housing Authority for the administration of the HUD Section 8 certificate program.

Objective: Secure an additional 10 certificates by September 30, 1988.

Responsibility: Community Development Director  
Yolo County Housing Authority

Schedule: Continuous until July 1, 1990.

- 1.25 Continue to utilize Granny Flat Ordinance.

Objective: Construct 2 elderly units.

Responsibility: Community Development Director

Schedule: Continuous until July 1, 1990 unless modified.

- 1.26 Continue to monitor housing and economic growth to assure an appropriate jobs/housing balance with a mix of housing that is affordable for the local work force.

Objective: Assure an adequate supply of housing based on existing and projected levels of employment and economic growth.

Responsibility: Community Development Director

Schedule: Continuous until July 1, 1990 unless modified.

- 1.27 The City will continue to contract for the services of Yolo County's Homeless Coordinator through a joint powers agreement. Program to be funded through CDBG and General Funds.

Objective: Provide for needs of homeless in Woodland. Homeless Coordinator to coordinate activities of Yolo County and cities in Yolo County and secure grants in order to provide shelter, food and other appropriate assistance.

Responsibility: Homeless Coordinator  
City Council

Schedule: An ongoing program



D. Goal, Policies and Actions for the Maintenance of Housing

Goal for the Maintenance of Housing

Encourage the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing.

Policies for the Maintenance of Housing

1. Continue rehabilitation of substandard residential units using federal and state subsidies for low and moderate income households.
2. Continue enforcement by the Building Inspection Division and other appropriate agencies of the Building, Electrical and Fire Codes and Health and Safety Regulations.
3. Continue replacement of unsafe or dilapidated housing units.
4. Periodically survey housing conditions to identify substandard residential units.

Actions for the Maintenance of Housing

- 2.1 The City will explore the use of Section 17299 of the California Revenue and Taxation Code or other methods of prohibiting tax deductions for owners of substandard rental units cited for code violations.

Objective: To request a report from City Attorney on how the City can use this or other appropriate code sections.

Responsibility: City Attorney.

Schedule: Report to be submitted to City Council by December 31, 1988.

- 2.2 Continue rehabilitation of substandard residential units using the CDBG program and other available government programs. Continue to provide information to all residents regarding available home rehabilitation programs. Increase public awareness of self-help and rehabilitation programs through out-reach programs.

Objective: Rehabilitate 30 units by July 1, 1990.

Responsibility: Community Development Director

Schedule: Continuous until July 1, 1990.

- 2.3 Continue periodic review by the Planning Commission and City Council of residential areas needing public improvements through the Capital Improvement Plan.

Objective: Annual Review of neighborhood improvements component of Capital Improvement Plan.

Responsibility: Community Development Director  
City Manager

Schedule: Start with adoption of Housing Element then  
continuous until July 1, 1990.

- 2.4 Support a mixture of residential and commercial uses in the downtown area that will allow housing to be retained or re-established when it is brought up to Code and is compatible with existing uses.

Objective: Retain and/or re-establish housing in the downtown area.

Responsibility: Community Development Director

Schedule: Revise Zoning Ordinance by December 31, 1988 then  
continuous until July 1, 1990.

- 2.5 The City will continue to include funds in its operating budget for building code and blight enforcement programs. A report on building inspection activities, including recommendations for additional actions, will be transmitted to the City Council annually.

Objective: To budget for building code and blight enforcement programs and prepare an annual report for the City Council.

Responsibility: Community Development Director  
City Council

Schedule: An ongoing program that will continue through July 1, 1990 or until the Housing Element is revised. Report to Council December 31, 1988 and annually thereafter.

- 2.6 The City will review its eligibility for Federal and State home repair and renovation programs annually and apply for appropriate eligible programs.

Objective: To review state and federal rehab programs each year and apply for eligible programs. Rehab 30 units by July 1, 1990.

Responsibility: Community Development Director.

Schedule: Complete review by September 30 and apply for programs by December 31 annually.

- 2.7 The City will conduct a survey of housing conditions to determine the need for housing rehabilitation and the removal of unsafe units.

Objective: Determine the condition of city's housing stock.

Responsibility: Community Development Director

Schedule: Complete survey by July 1, 1990.

E. Goal, Policies and Actions for Equal Opportunity in Housing

Goal for Equal Opportunities in Housing

Assure that housing opportunities are open to all without regard to income, source of income, marital status, age, sex, religion, color, race, national origin, ancestry or handicap.

Policies for Equal Opportunity in Housing

1. To ensure that all laws and regulations prohibiting discrimination in lending, the sale of homes and rental practices are enforced.
2. Promote housing programs that maximize equal opportunity and avoid economic segregation.
3. Continue to fund and support the joint City-Yolo County Fair Housing Program.
4. Support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.
5. Assess housing programs to assure equal opportunity in housing.
6. The City of Woodland shall formulate an overall "scattered site" housing policy for all assisted housing, including publicly and privately financed housing projects.

Actions for Equal Opportunity in Housing

- 3.1 The City will evaluate the need for modifications to the P-D Planned Development Overlay Zone and Subdivision Ordinances to require developers to submit affirmative action marketing programs to the City.

Objective: To determine if affirmative action marketing requirements would reduce discrimination.

Responsibility: Community Development Director  
Fair Housing Specialist  
Planning Commission  
City Council

Schedule: Study and recommendations to be completed by December 31, 1988.

- 3.2 The City will continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the City and to any housing provider who requests such information.



Objective: To provide information on anti-discrimination in housing to any person requesting it.

Responsibility: Fair Housing Specialist

Schedule: Ongoing

- 3.3 The City will request that every real estate company with a City Business License agree to abide by all Fair Housing laws including Title VIII of the 1968 Civil Rights Act, the Rumford Fair Housing Act and the Unruh Civil Rights Act.

Objective: To ensure that every realtor operating in the City abides by federal and state fair housing laws and to discourage discrimination.

Responsibility: Fair Housing Specialist  
City Council  
Mayor

Schedule: Letter to be sent to all realtors each year during Business License Renewal by June 30.

- 3.4 The City will continue to contract for the services of Yolo County's Fair Housing Specialist through a joint powers agreement.

Objective: Fair housing services for the City of Woodland

Responsibility: Community Development Director  
City Council

Schedule: An ongoing program that coincides with the funding cycle for the HUD Entitlement Cities CDBG Program.

- 3.5 The City will develop a policy of "scattered sites" to distribute assisted housing throughout the City.

Objective: Maximize choice, avoid economic segregation and lessen impacts on adjoining residential areas, municipal services and schools.

Responsibility: Community Development Director

Schedule: Adoption by December 31, 1988

- 3.6 The City will seek to establish through CDBG funds a program for low income renters to secure emergency low-interest loans or grants for their first and last months' rent plus cleaning deposit or back payments for rent in order to secure and keep rental housing.

Objective: Provide greater housing opportunities, assist the homeless and avoid evictions.

Responsibility: Community Development Director  
City Council

Schedule: Adoption by December 31, 1989

F. Goal, Policies and Actions for Planning for Residential Areas

Goal for Planning for Residential Areas

Achieve an orderly pattern of residential development which considers growth needs, the provision of municipal and public services and environmental protection.

Policies for Planning for Residential Areas

1. Assure that new housing efficiently uses land and causes minimum environmental impact.
2. Assure that new residential development is consistent with adopted growth policies and meets projected growth needs.
3. Through appropriate land use regulations and development review programs and regulations, guide new development into those areas which can best accommodate growth, such as areas which are currently served by municipal facilities and services and are not prime agricultural lands.
4. Preserve prime agricultural lands by directing new development away from these lands. This can be accomplished through selective extension of municipal facilities and services, and through allowance of moderately increased residential densities in areas of desired development.
5. Encourage redevelopment, at somewhat higher densities where appropriate, of underused land in older urban areas of the City such as near the downtown area.
6. Continue to use the P-D Planned Development Overlay Zone to encourage creative solutions to housing design and orientation, consolidation of open spaces and both sensitive and reasonable increases in residential densities.
7. Continue to coordinate City housing policies and actions with those of Yolo County, neighboring cities and the Sacramento Area Council of Governments.
8. Assure that new residential development is consistent with approved City Services Master Plans and Service Level Plans.
9. The City will continue to support Yolo County's Urban Development Policy which requires that urban uses be located in the City Limits within the City's General Plan boundaries.

#### Actions for Planning for Residential Areas

- 4.1 The City will continue to require Environmental Reviews on residential development proposals in order to assess the impacts of proposed developments.

Objective: Assess the impacts of proposed residential development.

Responsibility: Community Development Director

Schedule: An ongoing action that will continue through July 1, 1990 or until the Housing Element is revised.

- 4.2 The City will require Development Reviews of residential projects to assure consistency with the Goals and Policies of the Housing Element pertaining to orderly growth, efficient land use, preservation of prime agricultural land and maintaining adequate levels of municipal services.

Objective: Achieve Goal and Policies for planning for residential areas.

Responsibility: Community Development Director

Schedule: Start with adoption of Housing Element and then continuous until July 1, 1990.

#### G. Goal, Policies and Actions for Quality Neighborhoods

##### Goal for Quality Neighborhoods

Enhance the quality of life for all Woodland residents through the creation and maintenance of well designed and appropriately served residential environments.

##### Policies for Quality Neighborhoods

1. Pre-plan residential areas prior to development to assure neighborhoods which have safe and convenient access to schools, parks, commerce, transportation and employment opportunities as well as a suitable mix of housing types. Specific plans will be required for Planning Area J east of County Road 101, the Phase II residential area and the Phase III Area.
2. Require specific plans and subdivision proposals to indicate building types, densities and the amount of variety to be provided within each area of similar housing type and density.
3. Continue to administer the Community Development Block Grant Program in a manner which maximizes the use of resources to satisfy neighborhood revitalization needs and community wide public facility and improvement needs.



4. Establish incentive programs (utilizing capital improvement funds, block grant funds, etc.) for residents willing to assist in upgrading their homes and neighborhoods.
5. Protect residential development from incompatible land uses within residential zones.
6. Locate larger apartment complexes along arterial streets, limit size and density and require design variety.
7. Continue to allow institutional uses in residential areas that are needed near homes and benefit from a residential environment. These include churches, schools (private and public), family day care centers and homes, nursing homes and social organizations.
8. The City will continue to work closely with the Woodland Joint Unified School District to jointly plan for schools and parks on adjoining sites.

#### Actions for Quality Neighborhoods

- 5.1 The City will review the impact of proposed low income assisted housing through the Development Review and Environmental Review processes. If the reviews indicate that significant negative impacts will occur because of a concentration of assisted units, the City will work cooperatively with the developer to disperse the assisted units or develop impact mitigation requirements as a condition of approval.

Objective: To disperse assisted units throughout the City.

Responsibility: Community Development Director  
Planning Commission  
City Council

Schedule: To start with adoption of Housing Element and continue until 1990 or until Housing Element is revised.

- 5.2 Assure the maintenance of residential areas by monitoring and reviewing annually the capital improvement plans for residential neighborhoods. Review of the capital improvement plans shall also include verification that areas needing improvements such as streets and sidewalks are scheduled for funding to address needs at some time in the future.

Objective: Improvement of neighborhood quality through specific improvements as outlined in Capital Improvement Program.

Responsibility: City Manager  
Public Works  
Community Development Director

Schedule: Annually

5.3 Continue to administer the City's Blight Ordinance.

Objective: Prevention and removal of neighborhood blight.

Responsibility: Community Development Director  
Building Inspector  
City Attorney

Schedule: Ongoing

5.4 Continue the City's Tree Planting and Street Tree Program.

Objective: Plant approved street trees on residential lots.  
Maintain mature trees in the tree planting and  
maintenance easements.

Responsibility: Public Works Director

Schedule: Ongoing

5.5 Continue City's Street Sweeping Program and Refuse Program.

Objective: Enhance attractiveness of neighborhoods by regular  
street sweeping and refuse removal.

Responsibility: Finance Department  
Public Works Director

Schedule: Ongoing

5.6 The City will develop and adopt neighborhood design standards and criteria for new and existing residential areas. Appropriate topics will include: street design, energy conservation, circulation, parking, noise walls, landscaping, mixing housing types and densities, public utilities, lotting arrangements, setbacks, visual diversity and community image, schools, parks and open space, bike paths, accessibility standards, service levels, and compatibility and site planning of non-residential and multiple family residential uses.

The neighborhood design standards and criteria shall be incorporated as appropriate into the specific plans for the community.

Objective: Develop and adopt neighborhood design standards.

Responsibility: Community Development Director  
Planning Commission  
City Council

Schedule: Adopt by December 31, 1988.

5.7 The City will study the feasibility of establishing a City sponsored incentive program for neighborhood improvements that would be funded

through various sources. The program would provide loans and grants to residents willing to make improvements that would improve neighborhood appearance. Eligible improvements could consist of fences, landscaping, painting, clearing lots and home repairs.

Objective: Improve appearance of neighborhoods

Responsibility: Community Development Director  
City Council

Schedule: Report to City Council by September 30, 1989.

H. Goal, Policies and Actions for Energy Conservation

Goal for Energy Conservation

Establish development and construction standards which encourage energy conservation in residential uses.

Policies for Energy Conservation

1. Require energy-conserving construction, space conditioning, appliances and lighting in new residential development per the requirement of state law.
2. Encourage innovative site designs and orientation techniques which incorporate passive and active solar designs and natural cooling techniques.
3. Promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.
4. Promote opportunities for use of solar energy by assuring solar access.
5. Promote energy efficient land use planning by incorporating energy conservation as a major criterion for future decision making.
6. Promote energy conservation through education and outreach programs.

Actions for Energy Conservation

- 6.1 Promote the use of energy conservation measures in low and moderate income housing through funding a city rehabilitation "weatherization" and "retrofit" program.

Objective: Establish program by June 30, 1989. Grants by July 1, 1990.

Responsibility: Community Development Director

Schedule: Continuing program until July 1, 1990 or until Housing Element is revised.



6.2 The City will enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.

Objective: To insure the provision of energy conservation measures in all residential units as mandated by the state.

Responsibility: Community Development Department

Schedule: Ongoing

6.3 Encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development. The City will make available an informational fact sheet for distribution which will describe the measures which can be instituted in homes for little cost and will save energy and utility expenses. Inexpensive conservation measures to be described should include:

--- use of restricted flow shower heads

--- thermal blanket on hot water heaters

--- timed lockouts on heaters, lights

--- weatherization techniques (weatherstripping, caulking and insulation)

Objective: Encourage inexpensive energy conservation measures.

Responsibility: Community Development Director  
Supervising Building Inspector

Schedule: Develop fact sheet by March 31, 1989.  
Distribution continuous.

6.4 The City will study and recommend ways in which it could encourage residential energy conservation. Possible activities could include the following:

--- sponsor or organize energy conservation seminars for homeowners, landlord/renters, builders/developers and realtors.

--- publish energy conservation ideas in newspaper

--- publish retrofit manual

Objective: Develop recommendations for ways to encourage residential energy conservation

Responsibility: Community Development Director  
Public Works Director  
Supervising Building Inspector

Schedule: Report to City Council by June 30, 1989.

- 6.5 Incorporate into City Ordinances and enforce provisions of the State Solar Rights Act and Solar Shade Control Act through development review procedures.

Objective: Adopt local ordinances to promote and encourage the widespread use of solar energy systems (active and passive) and to protect and facilitate adequate access to sunlight.

Responsibility: Community Development Director

Schedule: Adopt reviews by December 31, 1989

I. Three-Year Schedule of Actions 1988-1990

Continuous Actions

<u>Ongoing</u>	<u>Timetable</u>
Action 1.1: Continue to cooperate with developers in use of P-D Zoning	through July 1, 1990
Action 1.2: Continue to utilize bonus density incentives	through July 1, 1990
Action 1.5: Continue to approve moderate and above moderate income housing	through July 1, 1990
Action 1.8: Continue to develop tax exempt mortgage revenue bonding	through July 1, 1990
Action 1.14: Continue to use SACOG "fair share" allocation	through July 1, 1990
Action 1.19: Continue to allocate CDBG funds for emergency shelter	through July 1, 1990
Action 1.23: Continue to allocate CDBG funds for housing rehabilitation (owner)	through July 1, 1990
Action 1.24: Continue to request HUD Section 8 (Existing) Certificates	through July 1, 1990
Action 1.25: Continue to utilize "Granny Flat" Ordinance	through July 1, 1990
Action 1.26: Continue to monitor jobs/housing balance and affordability of housing	through July 1, 1990
Action 1.27: Continue to allocate CDBG funds for Homeless Coordinator	through July 1, 1990
Action 2.3: Continue to include neighborhood and residential improvements in Capital Improvement Plan	through July 1, 1990
Action 2.5, 5.3: Continue building code and blight enforcement programs	through July 1, 1990
Action 3.2: Continue to provide information on anti-discrimination in housing	through July 1, 1990
Action 3.4: Continue to allocate CDBG funds for Fair Housing Specialist	through July 1, 1990



Action 4.1:	Continue to require EIRs on residential development proposals	through July 1, 1990
Action 5.4:	Continue City's tree planting and street tree programs	through July 1, 1990
Action 5.5:	Continue City's street sweeping and garden refuse program	through July 1, 1990
Action 6.2:	Enforce Title 24 measures	through July 1, 1990

New

Action 1.12:	Establish housing monitoring program	through July 1, 1990
Action 1.18:	Request developers to review and consider Housing Element Policies and Actions	through July 1, 1990
Action 2.2:	Establish outreach program for housing rehabilitation program	through July 1, 1990
Action 3.6:	Establish loan or grant program for renters assistance	through July 1, 1990
Action 4.2:	Review development proposals for consistency with policies for planning for residential areas.	through July 1, 1990
Action 5.1:	Disperse assisted units throughout City	through July 1, 1990
Action 5.2:	Monitor and review maintenance of residential areas and fund improvements through Capital Improvement Plan	through July 1, 1990
Action 6.1:	Establish low income housing weatherization program	through July 1, 1990

Annual Actions

Starting in 1988

Action 1.3:	Review Building Code, Zoning Ordinance, Subdivision Ordinance and processing for unnecessary requirements	by December 31
Action 1.9:	Request advice from HUD, HCD and CHFA	By June 30

Action 1.11:	Review eligibility for Federal and State Housing Assistance Programs and submit one application	by December 31
Action 1.13:	Public hearing on housing monitoring report	by December 31
Action 1.17:	Evaluate achievement of Housing Element Goals, Policies, Actions and Objectives	by September 30, 1989
Action 2.6:	Review eligibility for Federal and State Housing Rehab and Repair Programs	by September 30
Action 3.3	Request real estate firms abide by Rumford Fair Housing Act	by June 30

Time Specific Actions

Action 1.4	Develop "fast track" system	December 31, 1988
Action 1.6:	Evaluate feasibility of requiring units equipped for elderly and handicapped	March 31, 1988
Action 1.7:	Affordable Housing Workshops	June 30, 1989 and June 30, 1991
Action 1.10:	Assist non-profit housing corporation or self help housing sponsors	July 31, 1989
Action 1.15:	Appoint Affordable Housing Task Force	March 31, 1989
Action 1.16:	Redevelopment Agency report on tax increment financing for low cost housing	December 31, 1989
Action 1.20:	Report on fee reduction for affordable housing developments	December 31, 1988
Action 1.21:	Report on limited equity cooperative	December 31, 1990
Action 1.22:	Identify appropriate sites for emergency and low income housing	December 31, 1988
Action 2.1:	Report on use of Section 17299 of Revenue and Tax Code	December 31, 1988

Action 2.4:	Retain/re-establish housing in downtown	December 31, 1988
Action 3.1:	Evaluate need for affirmative action	December 31, 1988
Action 3.5:	Adopt "scattered sites" policy	December 31, 1988
Action 5.6:	Develop and adopt residential design standards	December 31, 1988
Action 5.7:	Report on City sponsored incentive program for neighborhood improvements	September, 1989
Action 6.1:	Appoint Energy Conservation Committee	June 30, 1988
Action 6.3:	Develop energy conservation fact sheet	December 31, 1988
Action 6.4:	Prepare report on ways for City to encourage residential energy conservation	December 31, 1988
Action 6.5:	Adopt local ordinances to promote solar energy system	December 31, 1989
Action 2.7:	Conduct Housing Survey	April 30, 1990



TABLE 7

Housing Production Targets: 1987-1990

<u>Action</u>	<u>Activity</u>	<u>Units</u>	<u>Owner</u>	<u>Rental</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>
1.1,1.2,1.5 1.14,1.18	Rental Housing Construction	602 <sup>2</sup>	---	602	0	482	120	---
1.16	Tax Increment	0 <sup>3</sup>	---	---	--	---	---	---
1.5	Moderate/Above Moderate (Owner housing)	948	948	---	--	---	689	259
1.8	Mortgage Revenue Bonds	40	20	20	10	10	20	---
1.19,1.22,1.27	Emergency Shelter <sup>1</sup>	4	---	4	4	---	---	---
1.23,2.2,2.5 2.6,2.7	Housing Rehabilitation <sup>1</sup>	45	30	15	15	30	---	---
1.24	Section 8 Existing <sup>1</sup>	10	---	10	5	5	---	---
1.2	Bonus Incentive Program	20	---	20	10	10	---	---
1.25	Second Units/"Granny Flats"	2	2	---	--	2	---	---
1.21	Limited Equity Cooperative	25	---	25	--	25	---	---
1.10	Non-profit Housing Development Corporation	40	---	40	20	20	---	---
1.6	Handicapped Equipped	15	---	15	--	15	---	---
		1,692 <sup>4</sup>			40 <sup>4</sup>	564 <sup>4</sup>	829	259

<sup>1</sup>Existing units - no production.<sup>2</sup>102 Elderly<sup>3</sup>Revenues will not be available 87-90<sup>4</sup>Does not include existing units from Emergency Shelter, Housing Rehab and Section 8.

### III. CITIZEN PARTICIPATION

The City of Woodland has had an extensive outreach program to involve its citizens in the General Plan review process. In June of 1986 and September of 1988, Woodland 2002 conferences were scheduled and held to discuss the City's future pertaining to land use, housing, economic development, city services, etc. One hundred and twenty people attended the first conference and 30 people attended the followup conference. Both conferences were well publicized. The Planning Commission held over 10 publicized noticed study sessions which included the City Council on four occasions. The Woodland Chamber of Commerce selected a Blue Ribbon Committee to review the draft General Plan element by element. The Community Development Director made presentations on the General Plan to seven different organizations and has been willing to work with agencies on an on call basis during the development of the General Plan.

The Housing Program calls for further citizen input with the appointment of an affordable housing task force and on going public hearings on housing.

*Open Space and Conservation*



## 2.5 OPEN SPACE AND CONSERVATION ELEMENT

It is the intent of the City of Woodland to maintain and enhance the natural and man-made elements that contribute to the pleasant environment of the City. The citizens seek the creation of accessible and imaginative recreation areas and the preservation of historical and natural features in and around the City. A major point of this element is that open space be maintained for positive reasons of aesthetics, ecology, the City's economy, public safety and well-being. As the City grows, open space will be a factor in regulating the size and form of the community and the quality of life that exists here. Equally important to the City environment is conservation of the area's natural resources. The community recognizes that natural resources must be wisely managed and held in trust for the enjoyment and use of future generations.

The Open Space and Conservation Element establishes goals, objectives and policies for the best use of open space land and management of natural resources in the planning area. Goals and policies are of only limited value without specific recommendations for actions designed to achieve these objectives. The recommendations that have been developed are deemed to be realistic, relevant and within the City's capability to accomplish them. The following criteria should be considered in determining the relative importance of these recommendations in order to aid in their implementation: (a) the degree to which the recommended action would contribute to the well-being of the community-at-large; (b) the immediacy necessary for the recommended action to protect or preserve a natural resource of the open space use intended; and (c) the fiscal capability of the City to implement the recommendation.

### OPEN SPACE/CONSERVATION DEFINED

Open space may be defined as that land within and surrounding the City which in its natural conditions enhances the natural, aesthetic, recreational, social, historical, health and safety values of the Woodland area. It may also consist of land in or near the City which provides relief from the use, function or sensory experience usually associated with the urbanized aspects of a City.

In relation to the City environment, conservation may be defined as the protection and management of natural and man-made resources within the boundaries or effect of the City including land, water and air resources and buildings or areas of historical interest.

### OPEN SPACE FACILITIES

Open Space Facilities located within the City limits are shown on the map on pages 184 and 185 accompanied by a list identifying the sites on page 183. These facilities included recreation fields, parks, schools both private and public and other public areas. The Parks and Recreation Element further discusses the role of many of these areas within the urban landscape of the City.

## SOILS

- o The Agricultural Soils Classification of the Woodland area is primarily Class I and Class II, denoting an area of prime agricultural soil as shown on Page 166.
- o The Woodland area has three types of soil: Yolo Silt Loam, Yolo Silty Clay Loam and Marvin Silty Clay Loam.
- o Unstable soil areas are not known to exist within the General Plan area.

## CLIMATE

- o The Woodland area has hot dry summers with a maximum recorded temperature of 114° and cool rainy winters with a minimum recorded temperature of 15°. Summer daytime temperatures average 95°F or higher and nighttime temperatures are in the 50°F range. The average winter temperatures range between 35°F and 56°F.
- o Woodland is affected by dry north winds, which are especially strong two to four times a year, and light southerly winds. The hardest winds are from the north and prevailing winds are from the south originating in the San Francisco area.
- o Approximately 95% of summer days and 45% of winter days are clear. Heavy fog persists for several days to weeks in the winter.
- o The mean annual precipitation for the City of Woodland is approximately 17 inches. The rainy season occurs from October to April. On the average, Woodland receives 94% of its annual rainfall during this period.

## ENERGY

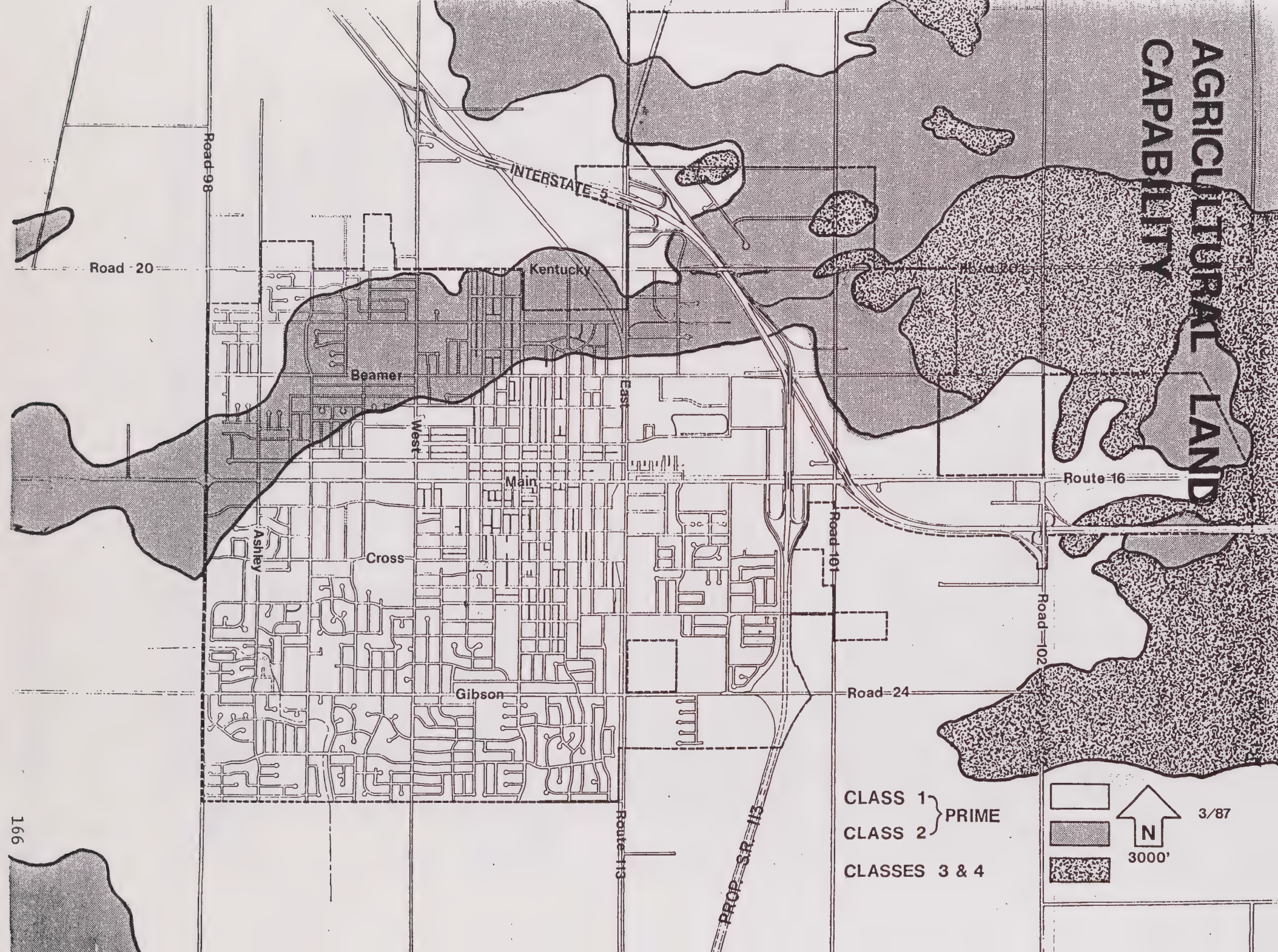
- o The City enforces Title 24 of the State Administrative Code which establishes energy standards for all residential, commercial and industrial buildings.
- o The City has established a program to install only energy efficient street lights.
- o The City encourages land use design which orients the majority of lots and buildings north/south and limits the amount of pavement in street rights-of-way.
- o All new buildings will consume less energy because of state energy regulations.

## LIGHT AND GLARE

- o In Woodland, between 60 and 70% of the summer days are cloudless.



# AGRICULTURAL LAND CAPABILITY



CLASS 1 } PRIME  
 CLASS 2 }  
 CLASSES 3 & 4

3000'  
 N  
 3/87



- o Trees and shrubs are abundant throughout the city and help to alleviate sunlight reflection during cloudless days.
- o Concentrated nighttime light generators are:
  1. Overhead street and security lights.
  2. Store and Parking lot lighting at the County Fair Mall on East Street and at Westgate Shopping Center on West Main Street.
  3. Baseball fields and the High School football field.

#### VEGETATION AND WILDLIFE

- o The Data Base document provides specific listings of vegetation and wildlife found in this area.
- o An endangered species of plant, cordylanthus plamatus (Ferris) has been located in the vicinity of the City's sewage treatment facility.
- o The City has entered into an agreement with the Nature Conservancy to preserve the location of the endangered plant.
- o Buteo Swainsoni (Swainson's Hawk), an endangered wildlife species, has been sighted within the Woodland General Plan area.

#### FISHERIES

- o Woodland's fisheries are located on the lower Cache creek, adjacent canals, and the near-by east and west drains of the Yolo-Sacramento River Bypass but outside the general plan boundaries.
- o Warm-water fish species can be found in these local waters. They include:

##### GAME FISH

1. Large Mouth Bass
2. Channel Catfish
3. White Catfish
4. Brown and Bull Catfish
5. Sunfish
  - a. Crappie
  - b. Green Sunfish
  - c. Bluegill

##### NON-GAME FISH

1. Golden Shiner
2. Thread-fin Shad
3. Sucker

- o Fish population studies in the Woodland area fisheries have not been conducted.
- o These areas are for recreational fishing not commercial.

#### GROUNDWATER

1. Watershed

There are two (2) watersheds in the planning area. The two (2) watersheds, the Willow Slough area in the southern portion of the planning area and the Cache Creek area in the northern and central portions of the planning area, are outlined on page 169. The depth of ground water varies between 45 and 130 feet below the ground surface.

## 2. Groundwater levels and recharge

The figure on page 170 shows eleven hydrographs of ground water levels for calendar years 1970 to 1987 on selected wells for spring and fall in the Sacramento Valley and Redding Basin. One well was selected for each county. The hydrographs show free water level or piezometric level fluctuations for the area near the well, but they are not necessarily representative of the entire county. There are two generalized observations: (1) The greatest change in static water levels was during the 1976-77 drought, with 1977 being the lowest; and (2) several years were usually required for the water levels to recover from the drought, but in the Yuba and Sacramento County wells, a downward trend continued into the early 1980s.

On page 170, well 9N/2E-16N1, 196 feet deep, is between the Cache Creek and the Putah Creek fans, 4 miles south of Woodland in Yolo County. There was about a 15-foot net decrease of the water level during the study period. Water levels did not return to pre-drought levels until 1981 and then increased to even higher elevations than before the drought.

Pumping from the groundwater basin currently is well balanced with the recharge capability. Recharge of the groundwater basin occurs largely from precipitation, from excess applied irrigation water and from seepage from earth canals. Recharge from Cache Creek is particularly important during periods of recovery from drought conditions.

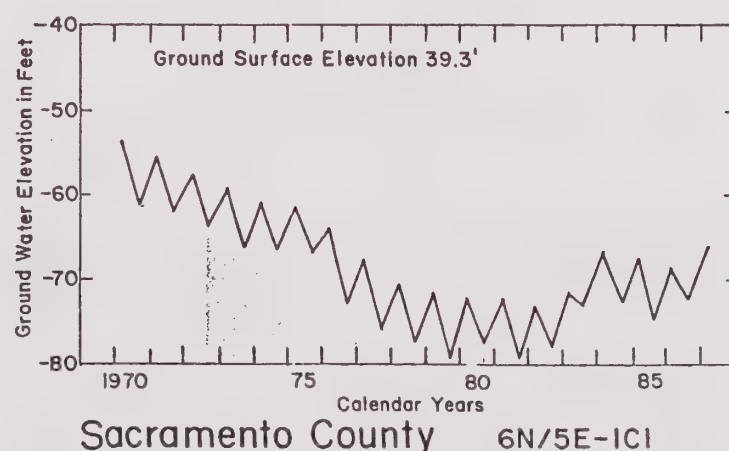
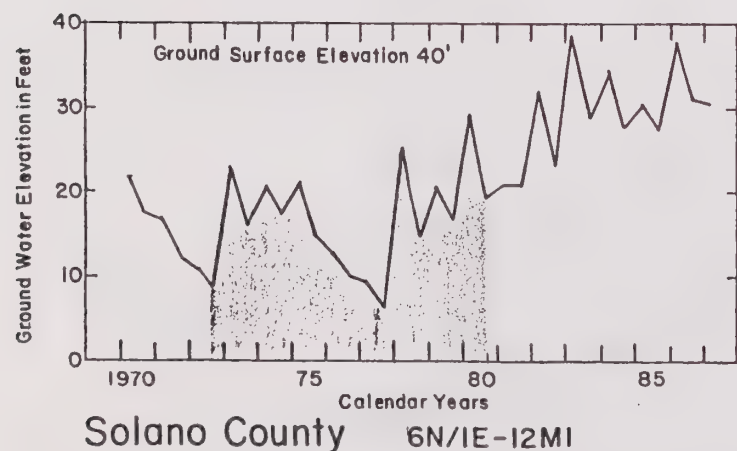
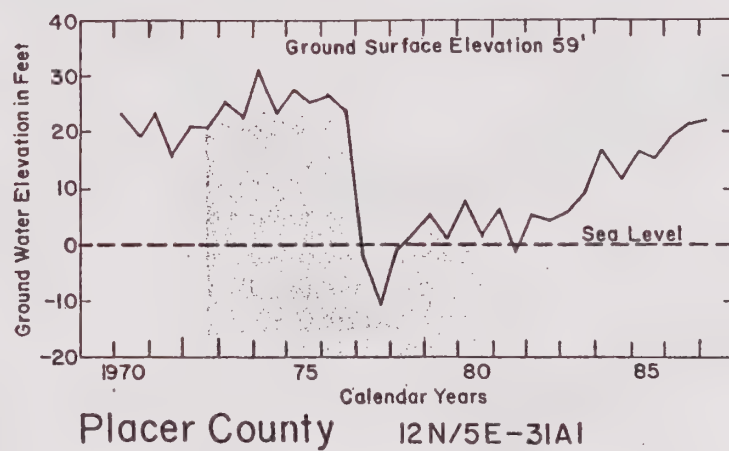
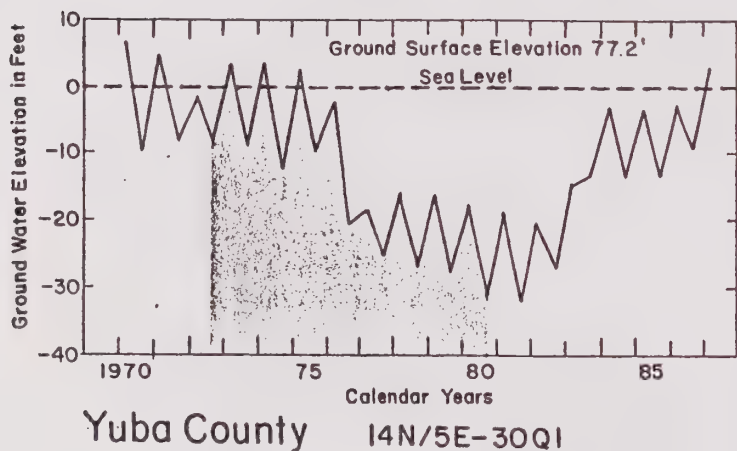
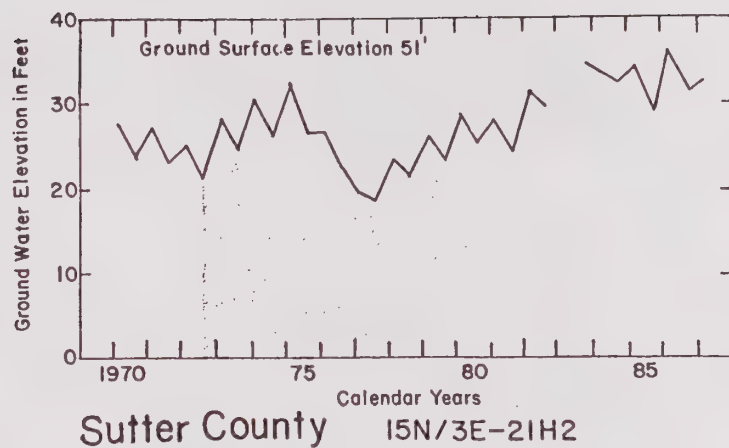
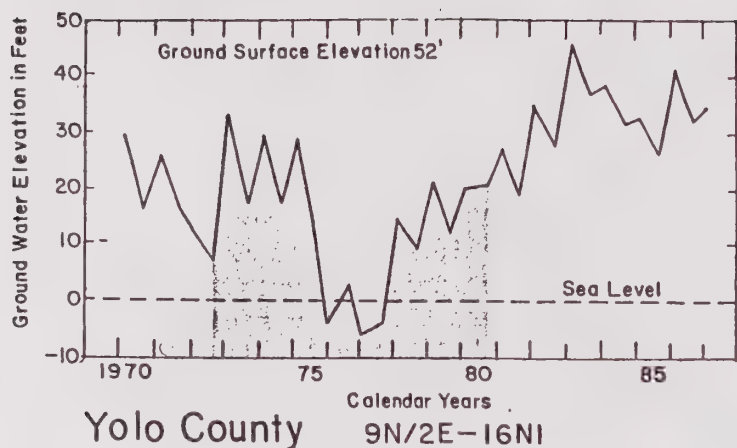
## WATER QUALITY AND WATER SYSTEM

- o The closest major surface waterway is Cache Creek, located north and east of the City. The major sources of water for Yolo County are shown on the map on page 173.
- o Cache Creek, a distributory of Clear Lake, flows into the Cache Creek Settling Basin east of the City, and contains various channels and waterways that flow east into the Sacramento River. This basin is the collection point for the City's storm water.
- o The City's water supply is drawn from ground water aquifers. The water system consists of wells and is entirely dependent on ground water.
- o The water table below the City ranges from 45 feet to 135 feet below the surface, dependent on annual precipitation rates in the ground water recharge area.









Shaded area indicates study period

## Representative Hydrographs by County Areas in the Southern Sacramento Valley

- o The water system includes 21 wells and a water main distribution system.
- o The water system is based on peak daily/hourly demand and not average daily use.
- o The average daily use is shown in the following Table:

TABLE 1

	EXISTING USE LEVELS	BUILDOUT USE LEVELS
AVERAGE DAILY USE	9MGD	
PEAK MONTH DAILY AVERAGE USE	32MGD	53MGD

- o A water Master Plan has been adopted which analyzes the present system and the plans for system expansion over a twenty-five year range.
- o The operation of the water system is 100 percent financed through user fees and charges.
- o Future plans for the system include:
  1. System improvements by installation of additional fire hydrants, water lines and well improvements.
  2. Installation of a telemetry system and two stand-by power units.
  3. Expanding the system with four additional wells.
- o Water quality in Cache Creek and the Cache Creek Settling Basin depends on the quality of surface water drainage from the city, the quality of water discharged from Clear Lake and agricultural discharges.
- o The City will work with the County of Yolo and Yolo County Flood Control and Conservation District in the development of new water sources and water conservation measures.
- o The quality of water in the aquifers serving the City's domestic water needs depends on natural filtration by the sub strata of rainwaters and excess irrigation water.
- o Testing of the City's water supply will continue on an annual basis pursuant to State law.

#### SEWAGE DISPOSAL

- o The City is divided into three major systems that collect and transport wastewater through 110 miles of pipeline to the City's wastewater treatment plant.

SERVICE AREA IN ACRES

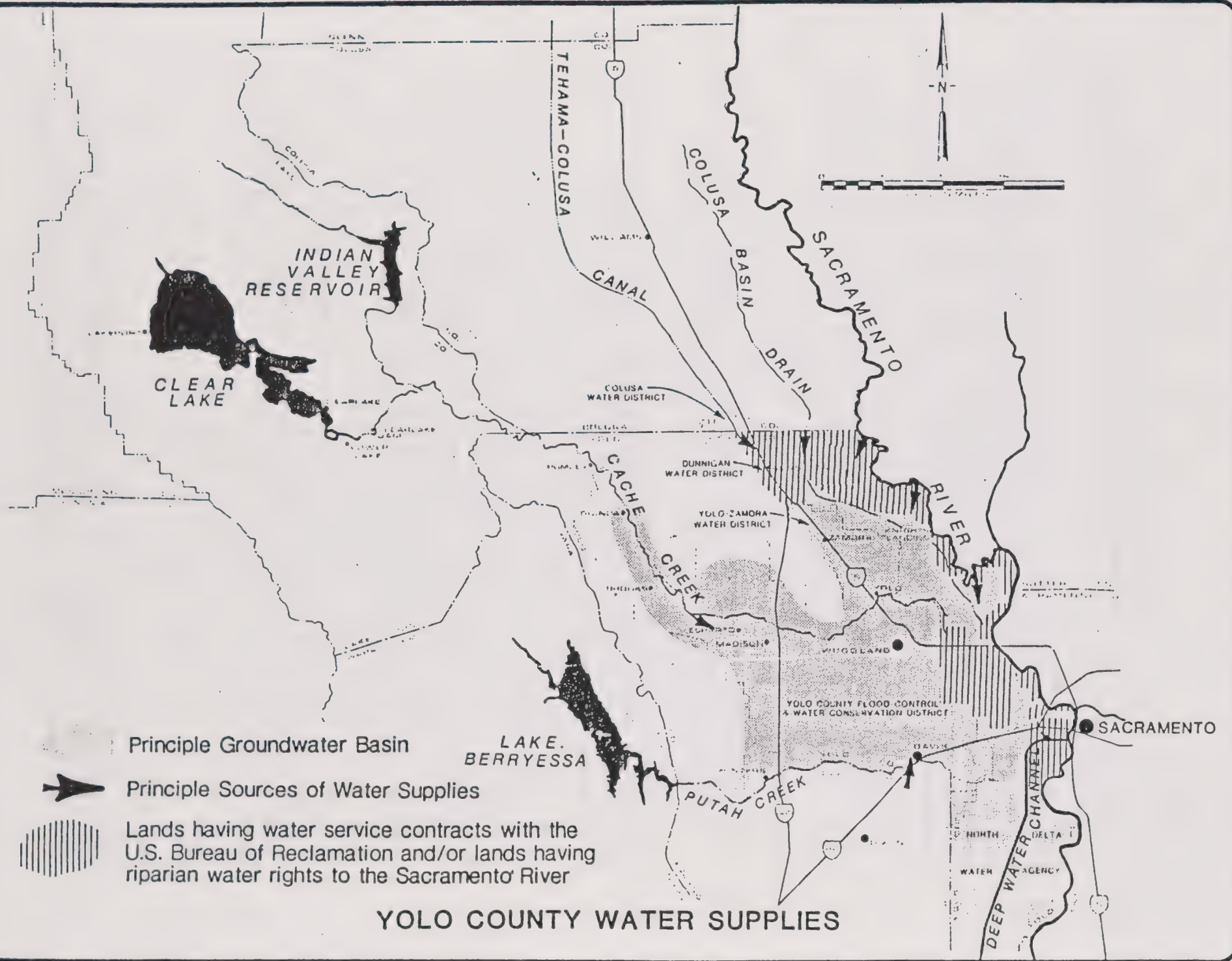
SYSTEM A	1390
SYSTEM B	2080
SYSTEM C	1670

- o The existing wastewater treatment and disposal facilities include:
  - 1. Woodland Wastewater Treatment Plant: Includes 282 acres of wastewater stabilization and chlorination ponds.
  - 2. The Sewage Farm: For land disposal of wastewater effluent.
- o The City has recently adopted a wastewater facilities Master Plan which includes monitoring and analysis of the system. The findings are briefly outlined below:
  - 1. The Pipeline System has some deficiencies due to stormwater infiltration and pipeline capacity to serve future development.
  - 2. The Wastewater Treatment Plant is in need of major modifications to improve its operation and bring it into compliance with state standards.
  - 3. Existing wastewater flows of 3-4 MGD are now meeting the capacity of the system which is 4MGD.
- o The sewer collection system and treatment plant improvements over the next two years is estimated to be \$14 million dollars. These improvements will respond to the deficiencies above listed as they pertain to the Wastewater Treatment plant.
- o With continued growth, the wastewater collection and disposal facilities will have to be expanded and upgraded.

SOLID WASTE DISPOSAL

- o Woodland disposes of its solid waste at the Yolo County landfill northeast of the City of Davis.
- o The land fill is 720 acres in size with 75 acres used at present and is estimated to reach capacity in the year 2024. It is located in an agricultural area, and is compatible with the surrounding agricultural uses.
- o A methane recovery project is being constructed at the landfill which will run for 10 years and net 7 million dollars for Yolo County.
- o The City has adopted as its own the Yolo County Solid Waste Management Plan. A summary of the Plan is included in the Data Base, Section 20.





YOLO COUNTY WATER SUPPLIES

Principle Groundwater Basin

Principle Sources of Water Supplies

Lands having water service contracts with the U.S. Bureau of Reclamation and/or lands having riparian water rights to the Sacramento River

## AIR QUALITY

- o Air quality in the Woodland area is typical of the lower Sacramento Valley without the high pollution levels present in the Sacramento Metropolitan Area.
- o Surface air inversions occur from 52% to 84% of the time in each of the four seasons and elevated inversions from 16% to 48% of the time.
- o The Yolo-Solano Air Pollution Control District maintains an air quality monitoring site within the City of Woodland measuring oxidants, carbon monoxide and total suspended particulates.
- o The most severe existing air quality problem is photo chemical oxidant (ozone) which exceeds the standard approximately 30 days per year. There have been instances where standards for suspended particulates have been exceeded.
- o Degradation of air quality is primarily related to vehicle usage.
- o Adding residential areas to maintain a balance with industrial job potential can reduce commuter trips and avoid emissions resulting from greater vehicle miles.
- o The City is located within the Sacramento Air Quality Maintenance Area and within the Yolo Solano Air Quality Maintenance District (AQMD). The AQMD is responsible for implementing rules and regulations for stationary sources of air pollutants.
- o The City, with assistance from the Sacramento Area Council Of Government has a responsibility to help achieve state and federal air quality standards through the implementation of a variety of techniques designed to reduce pollution. These techniques include transportation control measures such as carpool/van pool assistance programs; employer or developer based trip reduction measures, traffic flow improvements, regional system improvements, roadway improvements and vehicle operation restrictions and programs for bikeways and bicycle storage facilities.
- o The Environmental Protection Agency (EPA) has determined that the Sacramento Air Quality maintenance area is exceeding national air quality standards for ozone and carbon monoxide. Because of "pertinent violations" of the national standards, EPA has officially notified the Governor and Air Quality the planning agency that the Sacramento Air Quality maintenance plan will have to be revised. The City is presently working with the AQMD and SACOG to revise the plan.

## MINERALS

### 1. Gas Wells

- o There are 21 dry gas wells located within the General Plan area that are either producing or capable of producing high pipeline quality gas. As the figure on page 176 indicates, all of the wells are located outside

of the City limits. The largest concentration of gas wells are located near the eastern boundary of the General Plan area.

## 2. Gravel Extraction

- o Gravel mining presently occurs in the creekbed of Cache Creek. The south side of Cache Creek forms the northern boundary of the Woodland General Plan area. The County of Yolo is the land agency regulator of all mining activities in Cache Creek and therefore the mining operations occur out of the General Plan boundary. This area is far removed from the urban limits of the City of Woodland and therefore no annexation nor City jurisdiction control is contemplated. The City has been kept informed by the County of the progress of the ongoing study of mining operations in the Cache Creek area and its impact on water quality and supply to Woodland.

## GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES

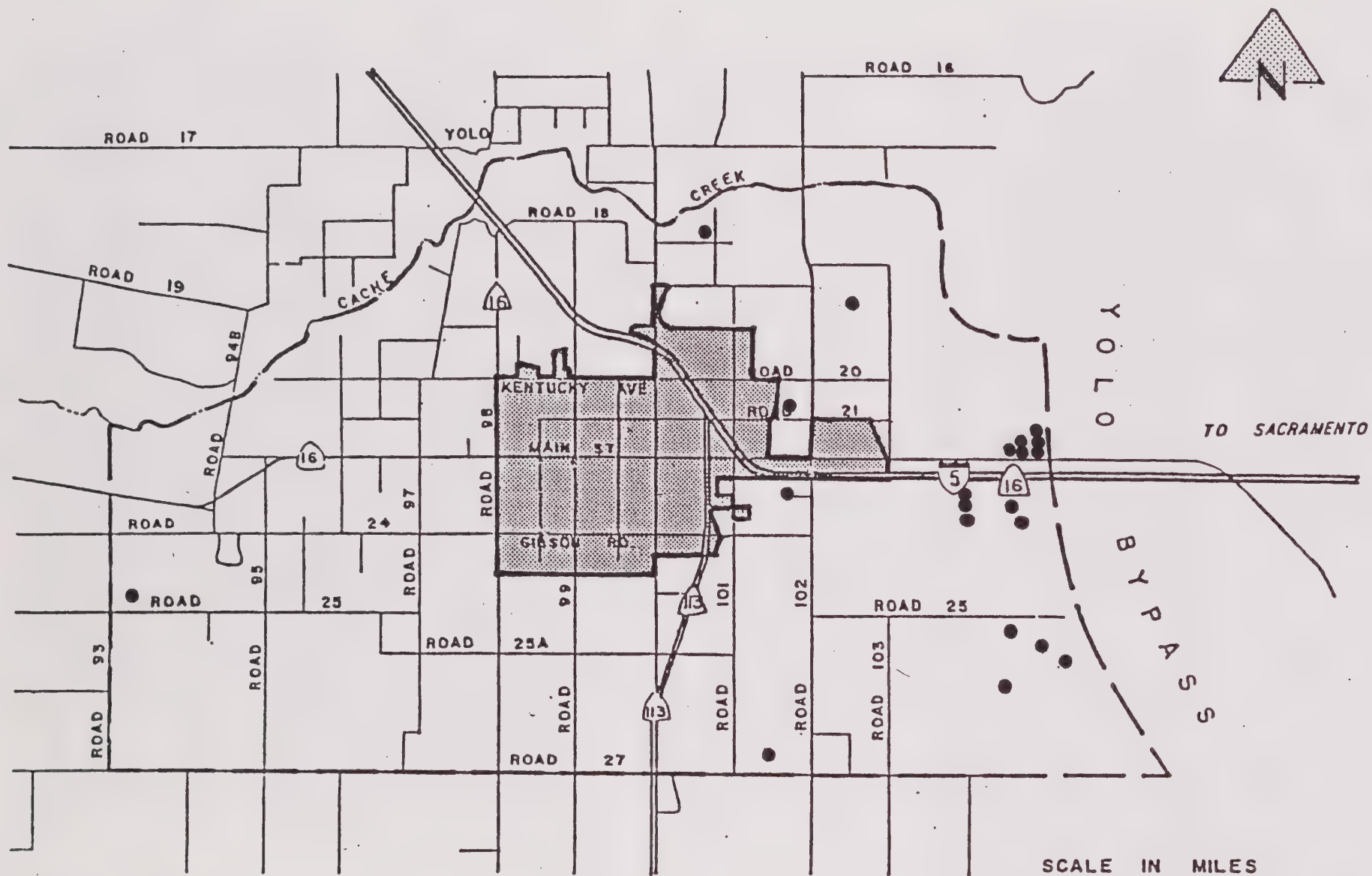
### 1. Goals

- 1.1 To improve the quality of the environment.
- 1.2 To preserve prime agricultural lands.
- 1.3 To develop a wide range of recreational facilities and activities which meet the needs of all citizens of all ages.
- 1.4 To achieve an orderly pattern of community development consistent with economic, social and environmental needs.

### 2. Objectives

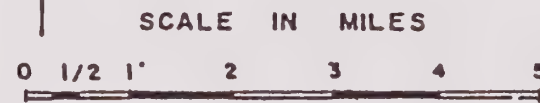
- 2.1 Preserve and enhance elements of the natural environment of the Woodland area.
- 2.2 Contain and direct urban development in such a way so as to preserve open space for the managed production of agricultural resources.
- 2.3 Provide open space for outdoor recreation.
- 2.4 Develop and utilize open space areas in and around the City to ensure the environmental well-being of the residents of the community.
- 2.5 Achieve orderly development patterns through the provision of open space for the management of urban growth.
- 2.6 Insure the attainment of the goals and objectives of this element through direct input from the City into the County policy and decisionmaking process in the areas of planning.
- 2.7 Preserve the flora and fauna that is native to the area.





Source: City of Woodland

● GAS WELLS



- 2.8 Install landscaping that will provide an attractive gateway to the major entrances to the City.

3. Policies

- 3.1 To encourage the retention of trees, other native vegetation and wildlife habitat.
- 3.2 To cooperate with Yolo County in the conservation of Cache Creek for the protection of its natural resource water resources and its open space qualities.
- 3.3 To study jointly with other jurisdictions the potential for surface water sources to protect the groundwater supply.
- 3.4 To cooperate with Yolo County in the implementation of the agricultural preserve program.
- 3.5 To reduce soil erosion through the provision for appropriate grading and landscaping standards.
- 3.6 To confine all future development to areas within the City Urban Limit Line at the time of development.
- 3.7 To seek the continued cooperation of the County for the realization of the City's development policies.
- 3.8 To follow the policies stated in the Parks and Recreation Element as they relate to open space for outdoor recreation.
- 3.9 To encourage the development of outdoor recreational areas including but not limited to: parks, bikeways, nature areas, scenic corridors.
- 3.10 To adhere to the policies 3.1, 3.2, 3.8 listed in the Historic Preservation Element as they pertain to open space for recreational and cultural uses.
- 3.11 To strive to enhance the area's scenic quality through the use of open space.
- 3.12 To require adequate buffer zones around those land uses which may create a public inconvenience or nuisance.
- 3.13 To consider the future development of off-street corridors for general safety.
- 3.14 To support efforts to maintain and improve the environmental quality of the area, particularly that of air and water.
- 3.15 To work with the Yolo-Solano Air Pollution Control District to review, evaluate, and control emissions from stationary sources.

- 3.16 To maintain an adequate Level of Service for sewage, storm drainage and water as defined by the Level of Service Plan.
- 3.17 To work with the County of Yolo to employ methods to lengthen the life of the county sanitary landfill.
- 3.18 To enforce Title 24 of State Administrative Code to ensure the employment of proper and efficient energy conservation methods.
- 3.19 To permit urban growth only where it is contiguous to existing development.
- 3.20 To limit development to areas in which it is economically feasible to provide services.
- 3.21 To encourage innovative site planning in order to maximize open space areas.

#### 4. Implementation Measures

- 4.1 Develop a grading ordinance.
- 4.2 Install erosion control landscaping and where appropriate retaining walls to reduce erosion.
- 4.3 Avoid siting of structures across soil materials of substantially different expansive properties.
- 4.4 Utilize special bending-resistant designs where foundation must be slab-on-grade in areas with expansive soil.
- 4.5 Prepare and adopt a tree preservation ordinance designed to protect groves and individual specimen trees in the City.
- 4.6 Encourage Yolo County to adopt a tree preservation ordinance.
- 4.7 Encourage Yolo County to maintain and enhance Cache Creek for open space uses and to protect the underground water supply.
- 4.8 Annex properties only when needed for urban development and consistent with the phasing criteria within the land use element.
- 4.9 Retain agricultural zoning on properties within the urban limit line until needed for urban development to insure continued agricultural production.
- 4.10 Study the City's growth potential and population projections to determine the areas for future urbanization.
- 4.11 Continue to apply the O-S Open Space Zone to those public areas with open space uses similar to those shown on the Facilities With Open Space Map.



- 4.12 Enact the implementation measures of the Historic Preservation Element and the Parks and Recreation Element which relate to open space and conservation as indicated in those elements.
- 4.13 Continue to develop off-street pedestrian and bicycle paths for access to schools and recreation facilities in existing and future neighborhoods in the City.
- 4.14 Identify land uses and locations for which buffer zones would be beneficial to the public well-being and establish screening standards for these areas.
- 4.15 All railroad rights-of-way within the Woodland area should be the subject of a study to improve their visual quality.
- 4.16 I-5, SR 113, Main Street and County Road 98 as major entrances to the Woodland area shall be the subjects of City-sponsored beautification efforts.
- 4.17 Industrial and commercial areas shall be developed with consideration for their open space potential, including in all cases stringent requirements for their visual impact.
- 4.18 Utility installation should be reviewed to ensure minimum impacts on open space areas. Undergrounding utilities shall be required for all new development.
- 4.19 The above listed specific areas and uses shall not be exclusive in identifying potential buffer zones as required by 4.8.
- 4.20 Cooperate with the Air Pollution Control District, SACOG and EPA to maintain and improve the ambient air quality of the Woodland area and carry out the City's responsibilities towards meeting natural ambient and air quality standards for ozone and carbon monoxide.
- 4.21 Study means to insure the continued quality and quantity of the City's water resources including potential sources of surface water.
- 4.22 Encourage and facilitate recycling efforts throughout the City.
- 4.23 Encourage and facilitate land use design which orients the majority of lots and buildings north and south.
- 4.24 Reduce, where appropriate, street rights-of-way to limit the amount of paving.
- 4.25 Evaluate alternative types of urban development designs which maximize open space areas.
- 4.26 Review density, open space standards and residential area recreational facilities and revise as necessary.

- 4.27 Develop open space standards for public service developments such as hospitals, day care centers, convalescent homes, schools, churches, etc.
- 4.28 Investigate the potential public use of obsolete irrigation ditch rights-of-way and the reservation of selected adjacent sites for use as greenbelts or recreation corridors.
- 4.29 Cooperate with the Local Area Formation Commission (LAFCO) in any studies to revise the City's sphere of influence.
- 4.30 Work with the agencies or public bodies listed in Table A to ensure that they are aware of the goals, objectives, policies and implementation measures of this element.
- 4.31 The City shall encourage area participation, including county and state agencies, in a Buteo Swainsoni (Swanson Hawk) nesting site study and enhancement program. This study shall include:
- . Inventory and monitor existing nesting sites.
  - . Identify alternative suitable habitat areas in permanent open space areas that may support new nest sites.
  - . Populating chosen nest sites including long-term maintenance and protection.
  - . Encourage a high profile community education program on the plant and wildlife species indigenous to the area.
- 4.32 Review zoning ordinance to ensure gas wells are not located adjacent to existing and future residential designations.

## EXISTING IMPLEMENTATION TOOLS

Planning Body: AIR POLLUTION CONTROL BOARD - Yolo/Solano District  
Jurisdiction: County-Wide  
Staff: Air Pollution Control Officer  
Funding: State and County  
Tools & Methods of (1) Enforce air pollution control regulations  
Open Space Preservation: (2) Monitor ambient air quality  
(3) Assess development for impact on air quality

Planning Body: PLANNING COMMISSION (City)  
Jurisdiction: City as a whole. Future development.  
Staff: Community Development Department, Committees,  
Assistance arrangements  
Funding: General Funds, Government Grants  
Tools & Methods of (1) Zoning Ordinance  
Open Space Preservation: (2) General Plan  
(3) Sewer service area  
(4) Contiguous development policy  
(5) Environmental Impact Reports  
(6) Subdivision review procedure and Subdivision  
Ordinance  
(7) Sign Ordinance  
(8) Landscaping Ordinance  
(9) Underground Utility Ordinance

Planning Body: PLANNING COMMISSION (County)  
Jurisdiction: Unincorporated areas of county. Future urban areas  
Staff: Community Development Agency, Committees  
Funding: County budget  
Tools & Methods of (1) General Plan  
Open Space Preservation: (2) Williamson Act  
(3) AP Zoning  
(4) Policy restricting urban development to within  
the City Limits

Planning Body: ENVIRONMENTAL HEALTH OFFICE OF YOLO COUNTY  
Jurisdiction: County-wide  
Staff: Health Department  
Funding: County budget, State and Federal funds  
Tools & Methods of (1) Inspection of wells, septic tanks, other  
Open Space Preservation: potential health hazards  
(2) Public health, housing and safety code  
enforcement



Planning Body: HISTORICAL PRESERVATION COMMISSION  
 Jurisdiction: Historical landmarks - establish and develop, Historical Districts  
 Staff: Committees, County Historical Society, Community Development Department  
 Funding: Private contributions, General Fund  
 Tools & Methods of (1) Historical Preservation Ordinance  
 Open Space Preservation: (2) state and federal historic designations

Planning Body: PARKS AND RECREATION COMMISSION  
 Jurisdiction: City parks - acquisition, development and maintenance  
 Staff: Parks and Recreation Department, Parks and Recreation Director, Public Works Department  
 Funding: Park Fund - acquisition, development  
 General Fund - maintenance and recreation programs  
 Grant programs  
 Tools & Methods of (1) Purchase in fee of park sites  
 Open Space Preservation: (2) Cooperation with Public Works in developing park and well sites jointly  
 (3) Cooperation with School District in attaining joint use of facilities

Planning Body: TREE COMMISSION  
 Jurisdiction: City trees, landscaping standards  
 Staff: Public Works, Parks Department, Community Development Department  
 Funding: General Fund  
 Tools & Methods of (1) Tree Ordinance  
 Open Space Preservation: (2) Subdivision Agreement Ordinance  
 (3) City tree planting policy  
 (4) Landscaping Ordinance

Planning Body: UNDERGROUNDING COMMITTEE  
 Jurisdiction: Utility easements  
 Staff: Community Development Department, Public Works Department, utility companies  
 Funding: Undergrounding Funds (PUC Rule 20)  
 Tools & Methods of (1) Undergrounding of existing overhead utility  
 Open Space Preservation: lines in accordance with PUC regulations

Planning Body: WOODLAND JOINT UNIFIED SCHOOL DISTRICT  
 Jurisdiction: Woodland District  
 Staff: School Board and staff  
 Funding: Property tax, government grants and aid  
 Tools & Methods of (1) Acquisition, development and maintenance of  
 Open Space Preservation: school facilities  
 (2) Recreation programs

KEY TO FACILITIES WITH OPEN SPACE

PARKS AND FIELDS:

- |                   |                                    |
|-------------------|------------------------------------|
| 1. Beamer Park    | 11. Woodside Park                  |
| 2. Campbell Park  | 12. Crawford Park                  |
| 3. Camarena Field | 13. Christiansen Park              |
| 4. City Park      | 14. Clark Field                    |
| 5. Everman Park   | 15. Yolo County Fairgrounds Field  |
| 6. Freeman Park   | 16. Dubach Park                    |
| 7. Harris Park    | 17. Streng/Lewis Holding Pond Park |
| 8. Southland Park | 18. Southland Swimming Pool        |
| 9. Tredway Park   | 19. Community Swim Center          |
| 10. Ferns Park    | 21. Greenbelt Park                 |

PLANNED PARKS AND FIELDS:

- |                                      |   |
|--------------------------------------|---|
| 22. Future Park Site-Planning Area J | 24. Future Park Site-Planning Area A                            |
| 23. Prairie School/Park              | 25. Soccer Recreation Area                                      |
|                                      | 26. Woodland Regional Park-Not on Map<br>County Roads 102 & 25A |

SCHOOLS:

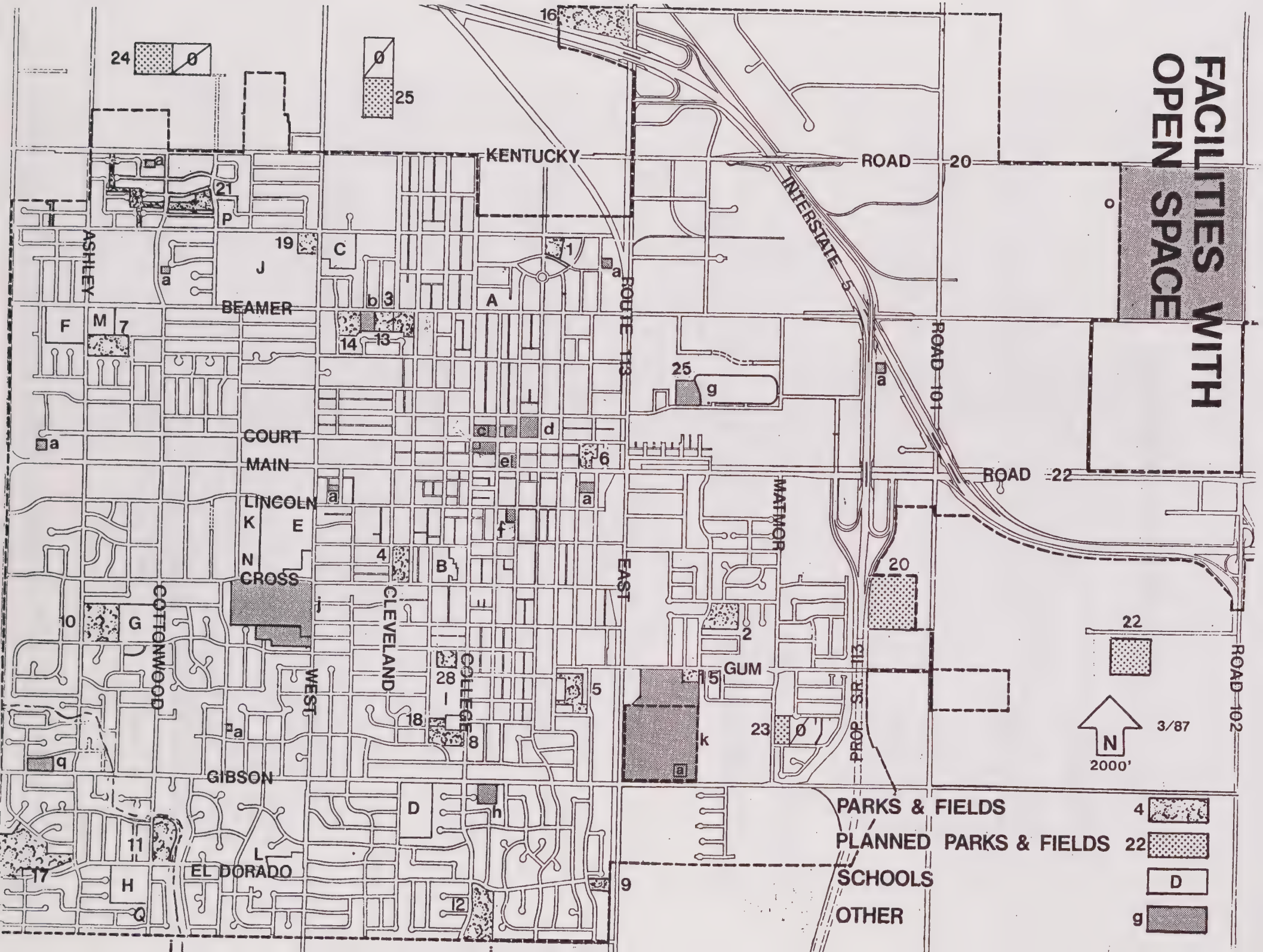
- |                         |  |
|-------------------------|--|
| A. Beamer Elementary    | J. Woodland Senior High                                  |
| B. Dingle Elementary    | K. Holy Rosary Parochial                                 |
| C. Freeman Elementary   | L. Woodland Christian Parochial                          |
| D. Gibson Elementary    | M. Greengate (Yolo County)                               |
| E. Lee Junior High      | N. Yuba College  |
| F. Maxwell Elementary   | O. Planned School Sites                                  |
| G. Whitehead Elementary | P. Liberty Christian School                              |
| H. Zamora Elementary    | Q. Montessori School                                     |
| I. Douglass Junior High | R. Yuba College-Not On Map<br>East Gibson West of CR 102 |

OTHER FACILITIES:

- |  |  |
|--|--|
| a. Well sites                                      | j. Woodland and St. Joseph's<br>Cemeteries |
| b. National Guard Armory                           | k. Yolo County Fairgrounds                 |
| c. City Library/City Hall                          |  |
| d. Court House                                     |  |
| e. Opera House                                     |  |
| f. Senior Center                                   |  |
| g. Yolano Village Playground and<br>Soccer Field   |  |
| h. Gibson House Historical Museum                  |  |
| i. Maple, South Fork and Farmers<br>Central Canals |  |



# FACILITIES WITH OPEN SPACE

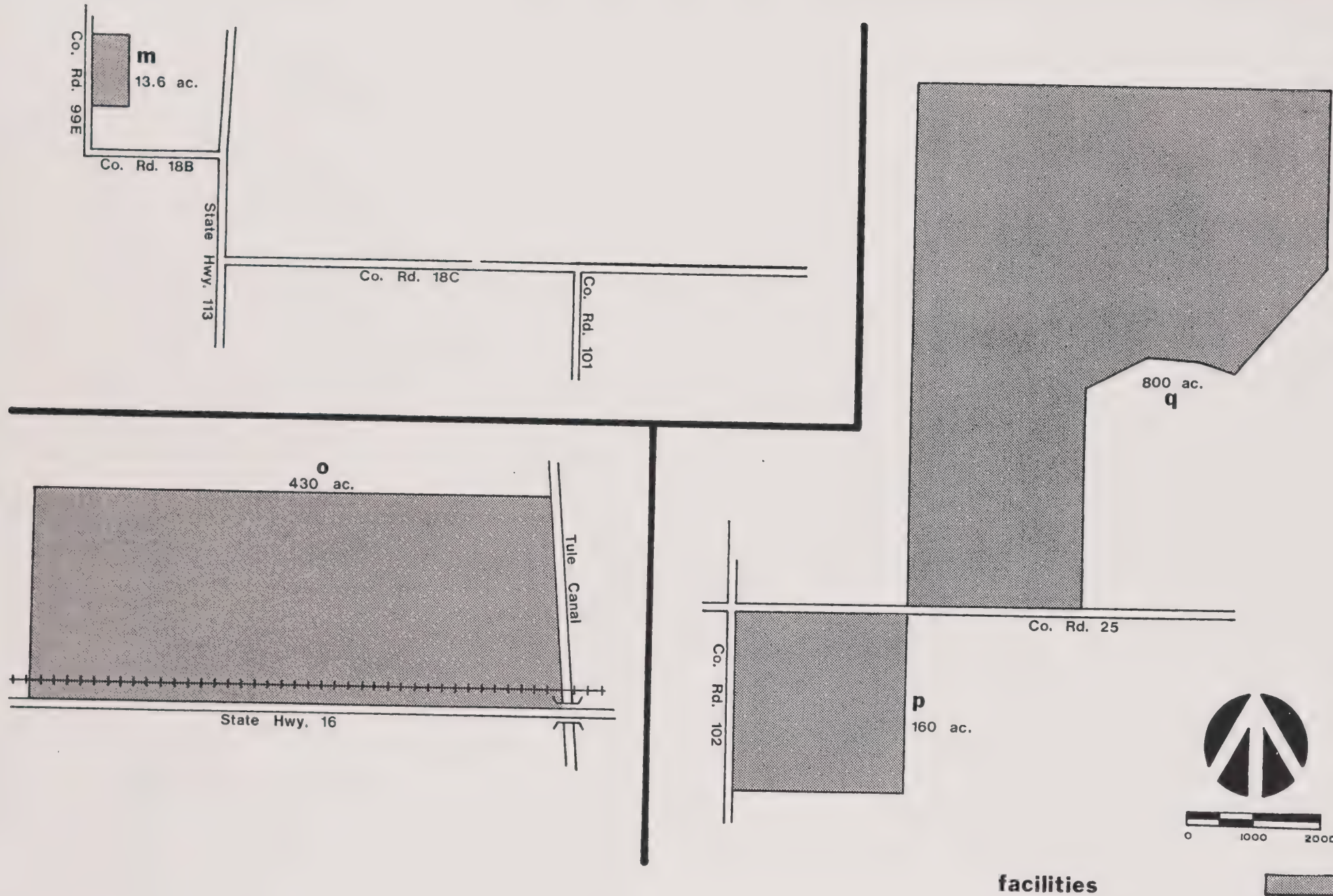


3/87

2000'

- PARKS & FIELDS 4
- PLANNED PARKS & FIELDS 22
- SCHOOLS D
- OTHER g







*Safety*





## 2.6 SAFETY ELEMENT

### Fire Services

- o The Department has 34 full-time and 25 volunteer firefighters operating from three stations, with four paid staff officers, one chief, and three division chiefs.
- o The Department is equipped with the latest fire apparatus for all three stations.
- o The Insurance Services Office of California has given the City a Class 3 fire rating.
- o The City has a fire protection Master Plan which calls for the development of a new Station in the northwest side of the City and the relocation of Fire Station III to a point near County Road 101 and East Main Street. This planning is in response to increased development.
- o The high risk fire areas are discussed in the Data Base with a determination that the high risk area is the urbanized area.
- o The surrounding agricultural land in the General Plan Area are cultivated and therefore not considered high risk fire areas such as wildland.
- o An emergency evacuation route map has been prepared and is shown on page 16-3 of the Data Base.
- o All road widths, turning radii and building separation distances are reviewed by the Fire Department to insure compliance with the Fire Code.

### Police Services

- o The Police Department has three divisions:
  - 1. Administration: Develops and administers policies and procedures for the department
  - 2. Operations: Includes uniformed patrol, traffic enforcement, investigations, and the Police Training and Reserve Programs
  - 3. Support Operations: Consists of Police Department records, Property Room, and evidence processing
- o The Police Department has 47 service personnel and 12 civilian employees.

- o When the population reaches 47,000 the Police Department will need an additional:
  - 1. 18 officers
  - 2. 12 Civilian employees
  - 3. 6 Police cars
  - 4. Facilities to house personnel

#### Topography

- o Woodland is located in the Sacramento River Valley at an elevation of approximately 50 feet.
- o The Sacramento River is approximately eight miles east of the City and the foothills of the Coast Range are about 15 miles west. Cache Creek, a tributary of the Sacramento River, runs from west to east approximately four miles north of the City.
- o Woodland is located on the broad alluvial deposits of the Sacramento River and general land slopes are less than one percent. The area slopes west to east.

#### Geology and Seismic Safety

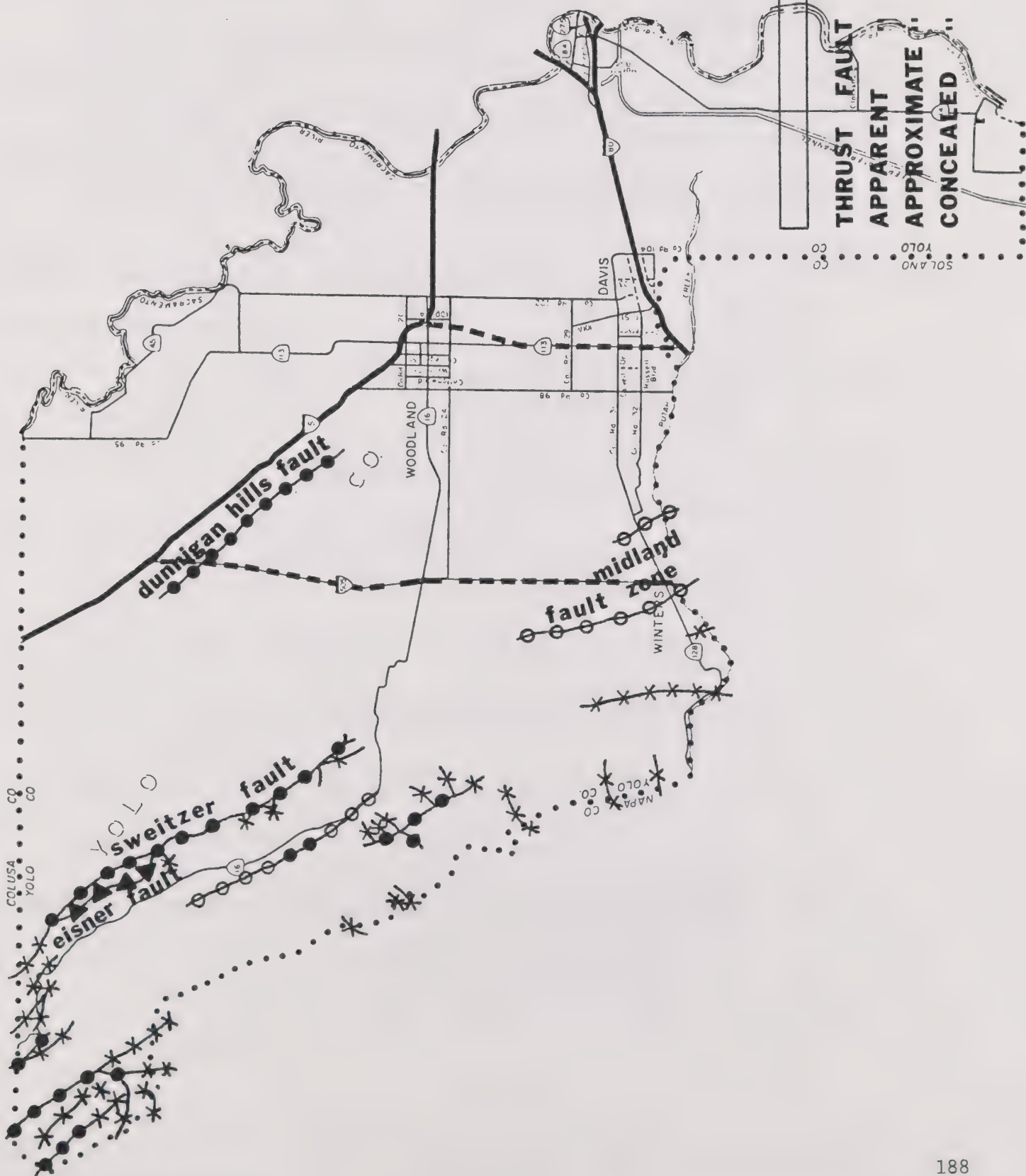
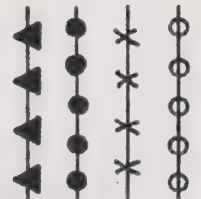
- o The Woodland area is underlain by a very thick sequence of sedimentary deposits. The total thickness of this sedimentary rock sequence is approximately 15,000 feet.
- o Woodland is located within Zone 3 of the Seismic Risk Map of the United States which denotes an area susceptible to major damage in the event of an earthquake.
- o There are no known faults with the radius of the five miles of downtown Woodland. There is the possibility of young faulting near Brown's Corner (Main Street and County Road 98). This fault is directed in a northwest/southeast direction.
- o Earthquake faults located 5 miles northwest (Dunnigan Hills Fault) and 25 miles west (Capay Valley Area Faults) of Woodland could have significant effects. See the map on page 188 which shows the location of the faults.
- o Historically, Woodland has experienced ground shaking due to a number of earthquakes located on various Northern California faults. No structural building damage has been reported since 1900.
- o Groundwater levels vary in the Woodland City vicinity from 40 to 100 feet depending on annual rainfall, resulting in a low potential for liquefaction.
- o Building standards play an important role in limiting property damage and harm to persons in the event of an earthquake.



# COUNTY FAULT AREAS

1 INCH = 6 Miles

LEGEND



- o There are no known faults within the General Plan area and therefore no open space designations are shown for fault areas.
- o Due to the flat terrace within the General Plan, the potential for ground failure, mudslides, landslides are unlikely.
- o Expansive soils are found in the southeast portion of the General Plan area. Building foundations need to be designed to minimize the impact of this situation.

#### Floodways

- o Areas shown on page 82 depict flood prone areas located North and East of the center of Woodland adjacent to Cache Creek.
- o The City requires design and construction techniques within the floodplains that can accommodate and withstand projected flood waters.

#### Drainage System

- o The City area is served by four main drainage trunk lines. The four lines are:
  1. Kentucky Ave. trunkline
  2. Court/Beamer St. trunkline
  3. East Main St. trunkline
  4. Gibson Road trunkline
- o Lateral storm drain collection systems connect to each of the trunk lines serving the entire City.
- o The drainwater flows through the trunk lines from west to the east to two collection stations located at the corner of River Road and an extension of Road 103.
- o The Cache Creek Settling Basin is East and adjacent to the trunk line collection and pumping station.
- o Storm water flows by gravity or is pumped into the basin which drains by various channels into the Sacramento River.
- o The existing storm drainage system has the following deficiencies:
  1. Lack of trunk line capacity.
  2. Lack of storm drains to pick up flows from agricultural area drain water that flows into the City system.
  3. Clogging of pumping station trash racks.
  4. Unlined and unfenced open channels which are subject to clogging.
  5. Plugging of street inlet grates.
  6. Lack of lateral storm drain system.

- o The City has adopted a storm drainage Master Plan establishing a 2-year storm level capacity for Area A and a 10-year storm level capacity for Area B. (See map on page 191.)
- o Non-permeable surface coverage causes an increase in the rate and volume of storm water run-off.
- o Individual projects contribute small amounts of water to the drainage system. Cumulatively they generate large amounts of water for the system to accommodate.
- o Parks and open space retain permeable surface areas and subsequently contribute less water to the drainage system and recharge the aquifer.
- o The existing drainage system problems must be resolved if development is to continue.
- o Permanent financing and funding programs need to be established to accommodate existing and future drainage systems.

#### Hazardous Waste Management

- o The County of Yolo has prepared a Hazardous Waste Management Plan to ensure safe, effective and economical facilities for the management of hazardous waste.
- o By 1990, land disposal of untreated hazardous waste will be prohibited.
- o Hazardous waste management facilities will be needed including source reduction, recycling and treatment.
- o No sites are shown in the Hazardous Waste Management Plan within the General Plan area.

#### Compliance with State Law

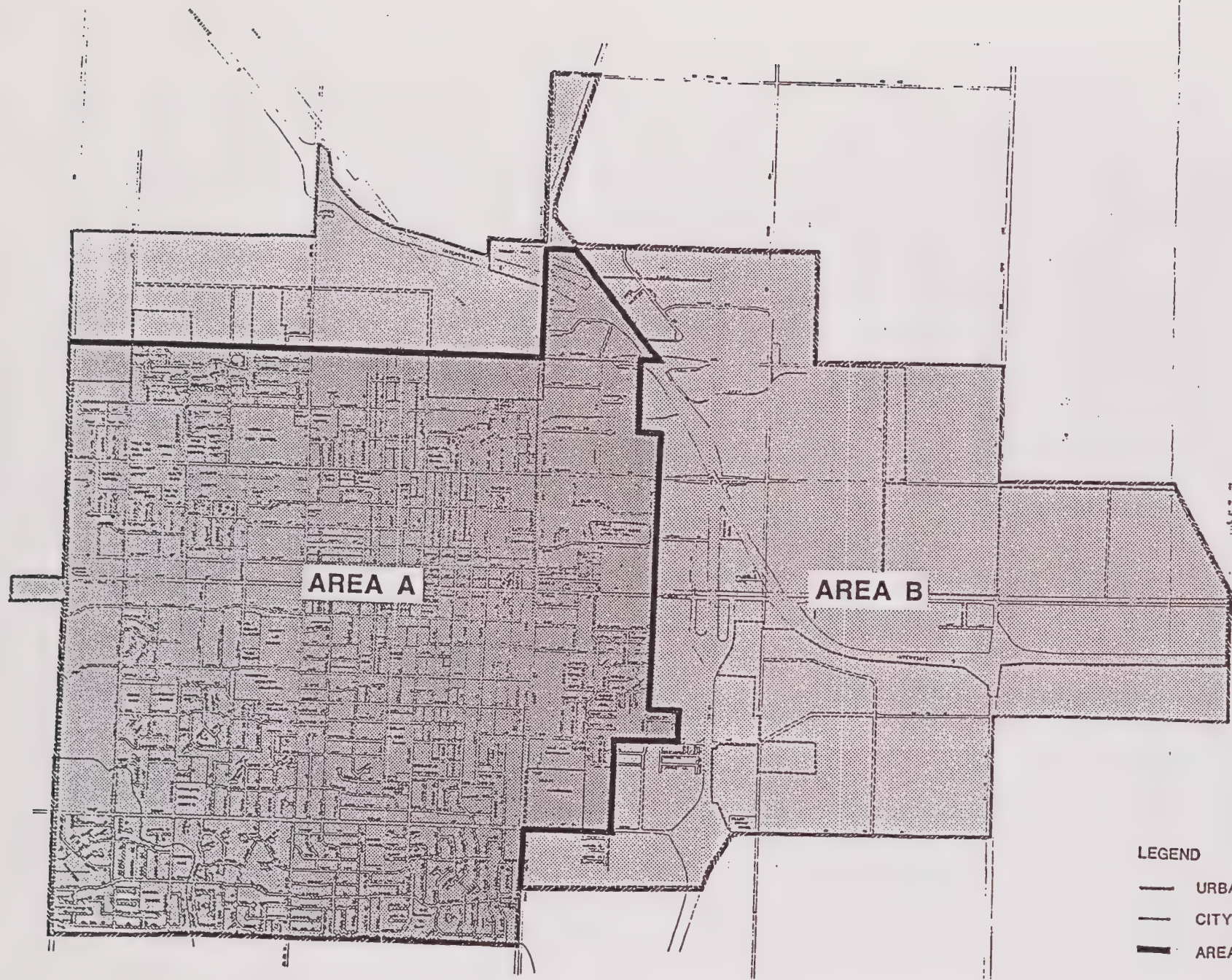
A copy of the Safety Element and the appropriate sections of the Data Base were forwarded to California Department of Conservation.

### GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES

#### A. Goals

- 1.1 To achieve an orderly pattern of community development consistent with economic, social and environmental needs.
- 1.2 To provide for a range of services to maintain an acceptable quality of life for all community residents.
- 1.3 To ensure a high level of quality and safety in all community development.





LEGEND

- URBAN LIMIT LINE
- - - CITY LIMIT LINE
- AREA LIMIT LINE

SOURCE: CITY OF WOODLAND STORM DRAINAGE MASTER PLAN, FINAL DRAFT, 10/87

STORM DRAINAGE SERVICE AREAS

## B. Objectives

- 2.1 Establish acceptable levels of risk to public safety for the City of Woodland. (Acceptable risk is defined as the level of risk below which no specific action by local government is deemed to be necessary.)
- 2.2 Provide for safe design, construction and maintenance practices through the use of adequate codes and ordinances.
- 2.3 Provide a level of community-wide fire protection determined by a combination of optimum service, acceptable risks and reasonable costs which best meet the community needs.
- 2.4 Provide a level of community-wide police protection.
- 2.5 Introduce safety considerations into the planning process in order to reduce the loss of life, injury, damage to property and economic and social dislocation resulting from fire, floods, windstorms, hazardous material spills, and dangerous geologic occurrences.
- 2.6 Ensure the protection of public health and the environment through the safe management of all hazardous wastes (including waste reduction, treatment, storage, transport, and disposal of treated residuals).
- 2.7 Eliminate the need for off-site land disposal by 1990 through the use of proven hazardous waste management technologies, including source reduction, recycling, and treatment.

## C. Policies

- 3.1 To encourage educational programs in public safety, particularly those relating to fire prevention and control in the home and to the appropriate action to be taken in the event of a fire, earthquake or other emergencies.
- 3.2 To encourage agencies and individuals to seek measures which ensure the safety and stability of existing structures.
- 3.3 To cooperate with Yolo County and with other government agencies in safety, hazardous waste management and emergency planning.
- 3.4 To continue to adopt and enforce new editions and sections of the Uniform Building Codes.
- 3.5 To maintain and improve upon the police and fire services of the community.
- 3.6 To continue to support the universal emergency telephone "911" dialing system.



- 3.7 To encourage mutual aid agreements with neighboring communities in handling disaster situations.
- 3.8 To provide a storm drainage level of service of a two year storm level capacity for Area A and ten year storm level capacity for Area B.
- 3.9 To enforce the requirements of the National Flood Protection Program.
- 3.10 To reduce the generation of hazardous wastes in Woodland to the maximum extent feasible.

D. Implementation Measures

- 4.1 Require that new structures and alterations to existing structures comply with the current edition of the Uniform Building Code and the City Security Ordinance.
- 4.2 Develop ways to improve the structural safety and stability of older structures of designated historic significance while maintaining their historical character through the use of the State Historic Building Code.
- 4.3 Require that development plans include provisions relating to general public safety, adequate access, storm drainage protection and seismic safety.
- 4.4 Initiate an ongoing program to survey existing buildings for structural integrity, stability and maintenance of an acceptable level of risk.
- 4.5 Develop City grading ordinance.
- 4.6 Develop proper foundation design to deal with expansive soils.
- 4.7 Continue to update the City of Woodland Emergency Plan, as necessary, to ensure that an adequate plan and program can be activated in the event of an emergency.
- 4.8 Update the element as more information becomes available on seismic safety, particularly as it affects the City of Woodland.
- 4.9 Continue to enforce the City Fire Sprinkler Ordinance and review the applicability and economic feasibility of fire sprinklers for all residential homes.
- 4.10 Develop a plan for fire protection services including the location of fire stations dependent on future development trends. Incorporate necessary service equipment and facilities into the City's capital improvement plan.
- 4.11 Require development standards for projects within Area A to provide for the two year storm level protection.



- 4.12     Develop with the County of Yolo siting criteria for a wide range of types and sizes of hazardous waste management facilities. The existence of such criteria should encourage developers to understand the concerns that must be addressed in considering locating facilities in a county with a lesser need. However, the existence of such siting criteria shall not be deemed to require a county to site any facility significantly larger than the need identified within that county, unless specified by the provisions of a voluntary agreement.
- 4.13     Provide the public, industry, agriculture, and local government with the information needed to take rational steps to minimize, recycle, treat, dispose, and otherwise manage hazardous wastes in Woodland.
- 4.14     Provide for the education of small quantity, household, and agricultural generators regarding their responsibilities for source reduction and proper and safe hazardous waste management.
- 4.15     Develop and maintain complete and accurate information on the types, quantities, sources, and management of all hazardous wastes generated in Woodland to aid in management planning and emergency response.
- 4.16     Provide for safe and efficient hazardous waste emergency response and contaminated site cleanup.



Noise





## 2.7 NOISE ELEMENT

### I. DESCRIPTION OF NOISE

Noise is often defined simply as unwanted sound, and thus is a subjective reaction to characteristics of a physical phenomenon. Researchers for many years have grappled with the problem of translating objective measurements of sound into directly correlatable measures of public reaction to noise. The descriptors of community noise in current use are the results of these efforts, and represent simplified, practical measurement tools to gauge community response.

The figure on page 196 illustrates typical A-weighted noise levels due to recognizable sources, and expected public reaction.

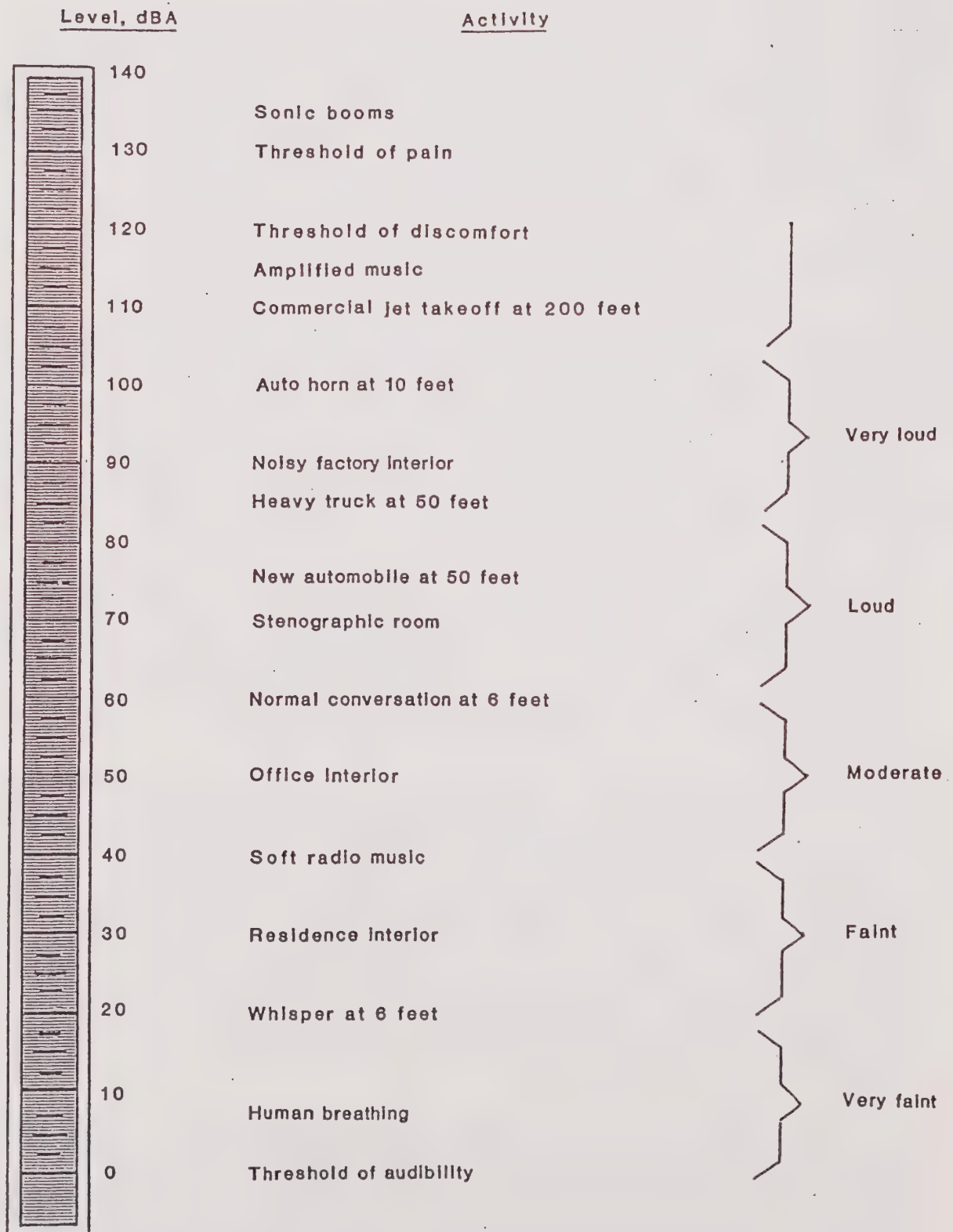
It is common to describe community noise in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (Leq), which is the sound level corresponding to a steady-state A-weighted sound level containing the same total energy as a time-varying signal over a given time period (usually one hour). The Leq is the foundation of the composite noise descriptors such as Ldn and CNEL, and shows very good correlation with community response to noise.

Two composite noise descriptors are in common use today: Ldn and CNEL. The Ldn (day-night average level) is based upon the average hourly Leq over a 24 hour day, with a +10 decibel weighting applied to nighttime (10:00 p.m. to 7:00 a.m.) Leq's. The CNEL (Community Noise Equivalent Level), like Ldn, is based upon the weighted average hourly Leq over a 24-hour day, except that an additional +5 decibel penalty is applied to evening (7:00 p.m. to 10:00 p.m.) hourly Leq's.

Noise in the community has often been cited as being a health problem, not in terms of actual physiological damage such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from the interference with human activities such as sleep, speech, recreation, and tasks demanding concentration or coordination. When community noise interferes with human activities or contributes to stress, public annoyance with the noise source increases, and the acceptability of the environment for people decreases. This decrease in acceptability and the threat to public well-being is the basis for land use planning policies directed towards the prevention of exposure to excessive community noise levels.

To control noise from fixed sources which have come into existence by processes other than zoning or land use planning, many jurisdictions have adopted community noise control ordinances. Such ordinances are intended to abate noise nuisances and to control noise from existing sources. They may also be used as planning tools if applied to the potential creation of a nuisance, or to potential encroachment of sensitive uses upon noise-producing facilities. Community noise control

## Examples of Noise Levels





ordinances are generally designed to resolve noise problems on a short-term basis (usually by means of hourly noise level criteria), rather than on the basis of 24-hour or annual cumulative noise exposures. They may also be used as planning tools if applied to the potential creation of a nuisance, or to potential encroachment of sensitive uses upon noise-producing facilities.

Because many rural residential areas experience very low noise levels, residents may express concern about the loss of "peace and quiet" due to the introduction of a sound which was not audible previously. In very quiet environments, the introduction of virtually any change in local activities will cause an increase in noise levels.

#### Criteria for Acceptable Noise Exposures

The State Office of Noise Control (ONC) "Guidelines for the Preparation and Content of Noise Elements of the General Plan", include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The ONC guidelines contain a land use compatibility table which describes the compatibility of different land uses with a range of environmental noise levels in terms of Ldn or CNEL. A noise environment of 50 to 60 dB Ldn or CNEL is considered to be "normally acceptable" for residential uses according to those guidelines. The ONC recommendations also note that, under certain conditions, more restrictive standards than the maximum levels cited may be appropriate. As an example, the standards for quiet suburban and rural communities may be reduced by 5 to 10 dBA to reflect lower existing outdoor noise levels.

The U.S. Environmental Protection Agency (EPA)) also prepared guidelines for community noise exposure in the publication "Information on the Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety". These guidelines are based upon assumptions regarding acceptable noise levels which consider occupational noise exposure as well as noise exposure in the home. The "Levels Document" recognizes an exterior noise level of 55 dB Ldn as a goal to protect the public from hearing loss, activity interference, sleep disturbance and annoyance. The EPA notes, however, that this level is not a regulatory goal, but is a level defined by a negotiated scientific consensus without concern for economic and technological feasibility or the needs and desires of any particular community. The EPA and other Federal agencies have adopted suggested land use compatibility guidelines which indicate that residential noise exposures of 55 to 65 dB Ldn are within acceptable limits.

#### State Policy and Authorization

Section 65302 (f) of the California Government Code mandates that the General Plan for each City contain a noise element which is designed to identify and appraise noise problems in the community.

The State Office of Noise Control has established guidelines which require that current and projected noise levels be analyzed and quantified for the following noise sources:

- (1) Highways and freeways
- (2) Primary arterials and major local streets
- (3) Passenger and freight on-line railroad operations and ground rapid transit systems
- (4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- (5) Local industrial plants, including, but not limited to, railroad classification yards
- (6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.

Noise contours are required for these sources, stated in terms of the community noise equivalent level (CNEL) or day-night average level (Ldn), and may be used as a guide for establishing a pattern of land uses that minimizes the exposure of community residents to excessive noise.

#### Existing City Regulations

On June 29, 1965, the City of Woodland adopted Ordinance No. 673 to regulate "loud or unusual noises" within the city. This ordinance depends upon the subjective evaluation of noise as being loud, unnecessary or unusual, or as noise which "either annoys, disturbs or endangers the comfort, repose or safety of others". There are no objective noise level criteria in the ordinance to judge noise impacts, but there are specific constraints such as curfews upon the following noise sources:

- Motors (engines)
- Horns and signaling devices
- Yelling and shouting
- Construction or repairing buildings
- Pile driver, hammers, etc.
- Power tools
- Blowers and suction sweepers
- Engine exhausts
- Hawkers, peddlers and vendors
- Animals, birds and fowl
- Loudspeakers, radios, television and sound amplified devices

City Ordinance No. 993, adopted April 21, 1981, further regulates sound amplification equipment used in City parks.

#### Relationship to the General Plan

The Noise Element is most related to the Land Use and Circulation Elements of the general plan. Its relationship to the Land Use Element



is direct in that the implementation of either Element has the potential to result in the creation or elimination of a noise conflict between differing land uses. The Land Use Element must be consistent with the Noise Element by preventing the development of incompatible adjacent land uses, preventing impacts upon noise sensitive uses and preventing encroachment upon existing noise-producing facilities.

### Setting and Assumptions

There are several potentially significant primary sources of community noise within Woodland. These sources include traffic on major roadways and highways, railroad operations, and industrial activities.

Analytical noise modeling techniques and noise measurements were used to develop generalized Ldn noise contours for the major roadways, railroads and industrial noise sources in the City of Woodland for existing (1987) and future (2007) conditions.

Analytical noise modeling techniques make use of source-specific data including average levels of activity, hours of operation, seasonal fluctuations, and average levels of noise from source operations. Analytical methods have been developed for a number of environmental noise sources including roadways, railroad line operations, railroad yard operations, and industrial plants. Such methods will produce reliable results as long as data inputs and assumptions are valid for the sources being studied. The analytical methods used in this report closely follow recommendations made by ONC, and were supplemented where appropriate by field-measured noise level data to account for local conditions. It should be noted that the noise exposure contours presented in this report are based upon annual average conditions, and are not intended to be site-specific where local topography, vegetation or intervening structures may significantly affect noise exposure at a particular location.

## II. NOISE SOURCES

The major generators of noise within Woodland include roads and highways, railroads, industrial facilities and airports. A brief description of these generators and other noise sources is presented below:

### Roads & Highways

The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to develop Ldn contours for I-5 and major roadways in Woodland. The FHWA Model is the analytical method presently favored for traffic noise prediction by most state and local agencies, including Caltrans. The FHWA Model is based upon reference energy emission levels for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver and the acoustical characteristics of the site. The FHWA model was developed to predict hourly Leq values for free-flowing traffic conditions, and is generally



considered to be accurate within 1.5 dB. To predict Ldn values it is necessary to determine the hourly distribution of traffic for a typical 24-hour day and adjust the traffic volume input data to yield an equivalent hourly traffic volume.

Traffic data representing annual average traffic volumes for existing and future conditions was obtained from Cal Trans and the City of Woodland and are summarized in the General Plan Data Base. The day-night distribution of traffic and the truck mix was based upon Cal Trans file data and BBA estimates. Using the General Plan data and the FHWA methodology, traffic noise levels as defined by LDN were calculated for existing and projected future traffic volumes. Distances from the center of the roadway to the 60 dB Ldn contour are summarized in Table 1. Input data are presented in the Data Base of the General Plan.

It should be noted that since calculations did not take into consideration shielding caused by local buildings or topographical features, the distances reported in Table I should be considered as worst-case estimates of noise exposure along roadways in the community. The Noise contour map shown on Page 208 was prepared from the data contained in Table 1 to allow implementation of this noise element.

TABLE 1  
NOISE CONTOUR DATA  
DISTANCE (FEET) FROM CENTER OF ROADWAY  
TO Ldn CONTOURS

Segment Numbers	Description	Current 60 dB
Kentucky Avenue:		
1	County Road 98 to Cottonwood St.	105
2	Cottonwood St. to Nevada St.	130
3	Nevada St. to West St.	158
4	West St. to College St.	163
5	College St. to Palm Ave.	180
6	Palm Ave. to East St.	153
7	East St. to Harter Ave.	97
8	Harter Ave. to I-5	86
9	I-5 to County Road 101	74
Beamer Street:		
10	County Road 98 to Kern Ave.	24
11	Kern Ave. to Ashley Ave.	33
12	Ashley Ave. to Greengate School	39
13	Greengate School to Cottonwood St.	43
14	Cottonwood St. to California St.	50
15	California St. to West St.	63
16	West St. to Walnut St.	60
17	Walnut St. to College St.	57
18	College St. to Palm Ave.	53
19	Palm Ave. to East St.	52
20	East St. to I-5	46
21	I-5 to County Road 101	30
Court Street:		
22	California St. to College St.	82
23	College St. to East St.	77
Main Street:		
24	County Road 98 to Ashley Ave.	77
25	Ashley Ave. to Cottonwood St.	74
26	Cottonwood St. to California St.	103
27	California St. to College St.	111
28	College St. to Fourth St.	102
29	Fourth St. to East St.	100
30	East St. to Thomas St.	105
31	Thomas St. to Hwy 113	96
32	Hwy 113 to County Road 101	89

TABLE 1 (Continued)

## Cross Street:

33	Cottonwood St. to California St.	40
34	California St. to West St.	38
35	West St. to Cleveland St.	32
36	Cleveland St. to Elm St.	39
37	Elm St. to College St.	41
38	College St. to Third St.	39
39	Third St. to Fourth St.	37
40	Fourth St. to Sixth St.	34
41	Sixth St. to East St.	28

## Gibson Road:

42	County Road 98 to Ashley Ave.	42
43	Ashley Ave. to Cottonwood St.	53
44	Cottonwood St. to West St.	72
45	West St. to Spruce Dr.	79
46	Spruce Dr. to College St.	89
47	College St. to Norden Way	89
48	Norden Way to East St.	87
49	East St. to County Road 101	57

## Ashley Avenue:

50	Kentucky Ave. to Beamer St.	17
51	Beamer St. to Court St.	24
52	Court St. to Main St.	30

## Cottonwood Street:

53	Kentucky Ave. to Woodland Ave.	35
54	Woodland Ave. to Beamer St.	42
55	Beamer St. to Court St.	57
56	Court St. to Main St.	79
57	Main St. to Lincoln Ave.	91
58	Lincoln Ave. to Cross St.	90
59	Cross St. to Southwood Dr.	79
60	Southwood Dr. to Boxwood Rd.	74
61	Boxwood Rd. to Gibson Rd.	63

## West Street:

62	Kentucky Ave. to Woodland Ave.	45
63	Woodland Ave. to Beamer St.	57
64	Beamer St. to Main St.	70
65	Main St. to Lincoln Ave.	79
66	Lincoln Ave. to Cross St.	71
67	Cross St. to Southwood Dr.	69
68	Southwood Dr. to Gibson Rd.	63



TABLE 1 (Continued)

## College Street:

69	Kentucky Ave. to Woodland Ave.	27
70	Woodland Ave. to Beamer St.	34
71	Beamer St. to Clover St.	36
72	Clover St. to Court St.	47
73	Court St. to Main St.	50
74	Main St. to Lincoln Ave.	53
75	Lincoln Ave. to Oak Ave.	54
76	Oak Ave. to Cross St.	53
77	Cross St. to Bartlett Ave.	55
78	Bartlett Ave. to Gibson Road	57

## East Street:

79	I-5 to Beamer St.	178
80	Beamer St. to Main St.	215
81	Main St. to Gum Ave.	294
82	Gum Ave. to Gibson Rd.	238
83	Gibson Rd. to Out of Town	198

## County Road 101:

84	Kentucky Ave. to Beamer St.	57
85	Beamer St. to Main St.	60
86	Main St. to Gum Ave.	54

## Interstate 5:

87	East St. to Main St.	532
88	Main St. to County Road 102	701

Railroads

Railroad operations in Woodland include Southern Pacific Transportation Company (SPTCo) local and through freight activity on the main line adjacent to East Street and switching and light freight activity by Union Pacific on the Sacramento Northern trackage.

According to the SPTCo, there are currently approximately four northbound and one southbound through freights per 24-hour day, plus up to two switchers in use during day time hours. The speed of through freights is about 25 mph, while switching operations are performed at lower speeds. Cumulative noise exposure as defined by the day-night average level (Ldn) is calculated to be 70.7 dB at 100 feet from the track centerline. There are no planned changes in operations for this line.

The Sacramento Northern line, operated by Union Pacific, follows East Main to East Street with spurs extending into the industrial area north of East Main Street. Current operations involve the use of one switch engine two times

per week, usually after 9 p.m. Average speed was reported to be about 10 mph. The calculated worst-case daily noise exposure is 61.3 dB at 100 feet from the track centerline. No operational change is anticipated for this line.

Railroad operations in Woodland generate significant noise levels in the proximity of the main line along East Street. Noise mitigation measures should be employed when development of noise-sensitive uses adjacent to these tracks is being considered. The use of horns and locomotive noise are the major contributors to the railroad noise environment in Woodland.

### Industrial Facilities

The production of noise is an inherent part of many industrial processes, even when the best available noise control technology is applied. Noise production within an industrial facility is controlled indirectly by Federal and State Employee Health and Safety Regulations (OSHA and Cal-OSHA), but exterior noise emissions from industrial operations have the potential to exceed locally acceptable standards at noise sensitive land uses.

Industrial noise control issues focus upon two objectives: to prevent the introduction of new noise-producing uses in a noise sensitive area, and to prevent encroachment of noise sensitive uses upon existing industrial facilities. The first objective can be achieved by applying performance standards to proposed new industrial uses. The second objective can be met by requiring that new noise sensitive uses in proximity to existing industrial facilities include mitigation measures to ensure compliance with the same performance standards.

### Representative Industrial Noise Sources

The following descriptions of existing industrial noise sources in Woodland are intended to be representative of the relative noise impacts of such uses, and to identify specific noise sources which should be considered in the review of development proposals in their environs.

#### Adams Grain Dryer: 1020 East Street

Operations at the Adams Grain facility include drying, cleaning and storing of grain and feeds. Current working hours are 8:00 a.m. to 5:00 p.m., but shifts have been extended during peak harvest times. Noise sources at this facility include drying equipment, a roller mill, conveyers and fans. Heavy trucks moving grain to and from the plant contribute to the noise environment as well. The figure on page 208 shows the approximate location of 50 dBA L50 contour for normal operations, based upon noise measurements made on October 12, 1987.

Reference: Lori Brooks, October 30, 1987

#### Contadina Foods: 1376 Lemen Avenue

Contadina Foods operates a food processing and packaging plant. The facility operates on a 24-hour basis from mid-June thru September with reprocessing and limited operation the remainder of the year. Noise producing activities at the plant include canners, conveyers, turbines and additional packaging

equipment. Noise measurements of the Contadina plant operation were not performed due to production being completed prior to the noise survey. An acoustical analysis of the Contadina plant in full operation should be required prior to the development of noise sensitive uses near the facility to ensure compliance with the noise element performance standards.

Reference: Mr. Chris Roberts, November 24, 1987

Pacific International Rice Mill, Inc (PIRMI): 845 Kentucky Avenue

Operations at the PIRMI plant include the drying, packaging and milling of rice. Typical hours of operation are 8 a.m. to 4 p.m. Monday thru Friday. Plant operations increase to 24 hours per day with seasonal demands from mid-September thru November. Noise sources at this facility include grain elevators, dryers and conveyers. The figure on page 208 shows the approximate location of the 50 dBA L50 contour for typical plant operations.

Reference: Mr. Jerry Brown, November 31, 1987

### Airports

The Sacramento Area Council of Governments (SACOG) has prepared a comprehensive land use plan for Watts-Woodland Airport which is located in the northwest sector of the planning area. The plan provides noise contours for the Watts-Woodland Airport which are shown on page 206.

### Other Noise Sources

In addition to industrial and transportation related noise sources, ambient noise levels in Woodland are affected periodically by recreational gatherings and emergencies. Sporting events at Woodland High School including football games and early morning swim meets as well as ball games at Clark Field, Douglass Jr. High and local parks, generate elevated noise levels due to whistles and cheering. Activities at the fairgrounds involving a public address system and/or amplified music may also present a possible annoyance to nearby neighbors.

Emergency helicopter use of the front lawn and parking lot at the Woodland Memorial Hospital may result in undesirable noise levels, but occurs infrequently. These flights may result in high single event noise levels, but corresponding Ldn values are not significant due to the relatively short duration of these activities.

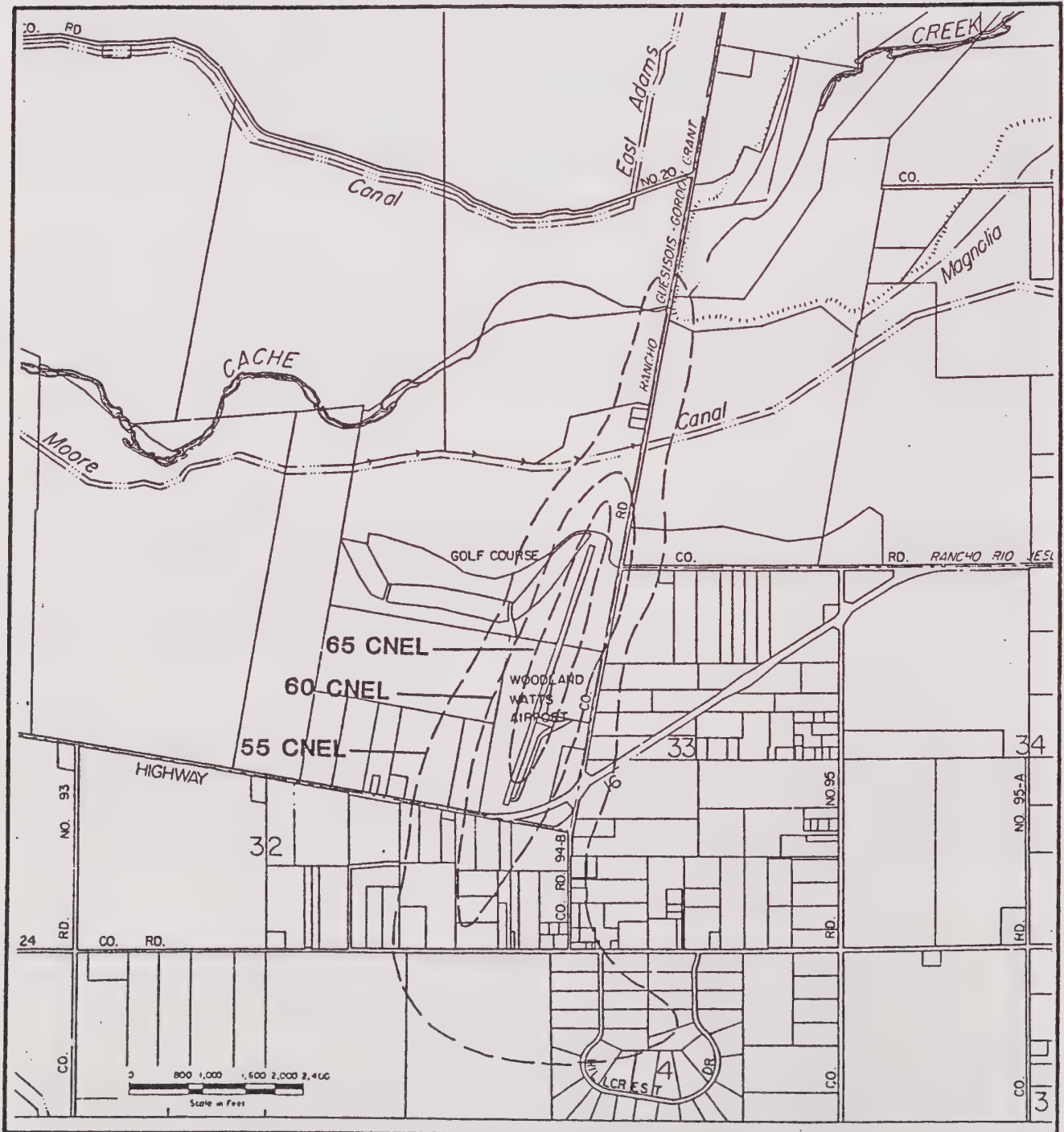
## III. COMMUNITY NOISE SURVEY

As required by the ONC Guidelines, a community noise survey was conducted to document noise exposure in areas of the community containing noise sensitive land uses. The following noise sensitive land uses were identified within the City of Woodland:

1. All residential uses.
2. Schools.
3. Long-term care medical facilities such as hospitals and nursing homes.



# AIRPORT NOISE CONTOURS



Noise monitoring sites were selected to be representative of typical conditions in areas of the community where such uses are located. Short-term noise monitoring was conducted during three periods of the day and night on October 13, 1987, so that reasonable estimates of Ldn could be prepared. One long-term noise monitoring site was used to establish day-night statistical trends during the same period. The data collected included the Leq and other statistical descriptors. Noise monitoring sites, measured noise levels and estimated Ldn values of each site are summarized in Table 2; monitoring sites are shown by the figure on page 208.

Community noise monitoring equipment consisted of a Larson-Davis Laboratories (LDL) Model 800B precision integrating sound level meter fitted with a one-half inch microphone, a LDL Model 700 environmental noise analyzer, and a Metrosonics dB 604 environmental noise analyzer. The measurement systems were calibrated in the field prior to use with acoustical calibrators, and comply with all pertinent requirements of the American National Standards Institute (ANSI) for Type I (Precision) sound level meters. The community noise survey results indicate that typical noise levels in noise sensitive areas of Woodland are in the range of 50 dB to 60dB Ldn. Noise from traffic on roadways is the controlling factor for background noise levels in the City. In general, the areas of Woodland which contain noise sensitive uses are relatively quiet except along major roadways and adjacent to industrial operations.

TABLE 2

SUMMARY OF MEASURED NOISE LEVELS AND ESTIMATED  
DAY-NIGHT AVERAGE LEVELS (Ldn) IN AREAS  
CONTAINING NOISE SENSITIVE LAND USES

Site No.	Description	Ld (1)	Level, dBA		Est. Ldn
			Ld (2)	Ln	
1	Campbell Park	56.2	53.4	45.3	55.1
2	Everman Park	54.5	49.4	44.7	53.5
3	Woodside Park	51.7	55.4	51.3	58.2
4	John Ferns Park	53.7	55.0	42.4	53.8
5	Sierra St. and Schuerle	53.5	58.0	46.2	56.3
6	Mariposa and Schuler Ranch	50.4	60.1	42.3	56.2
7	Beamer Park	47.7	47.4	45.5	52.3
8	Court House - Third & North	54.2	55.4	47.5	56.0
9*	209 Maedell Way	44.3	—	41.9	48.8

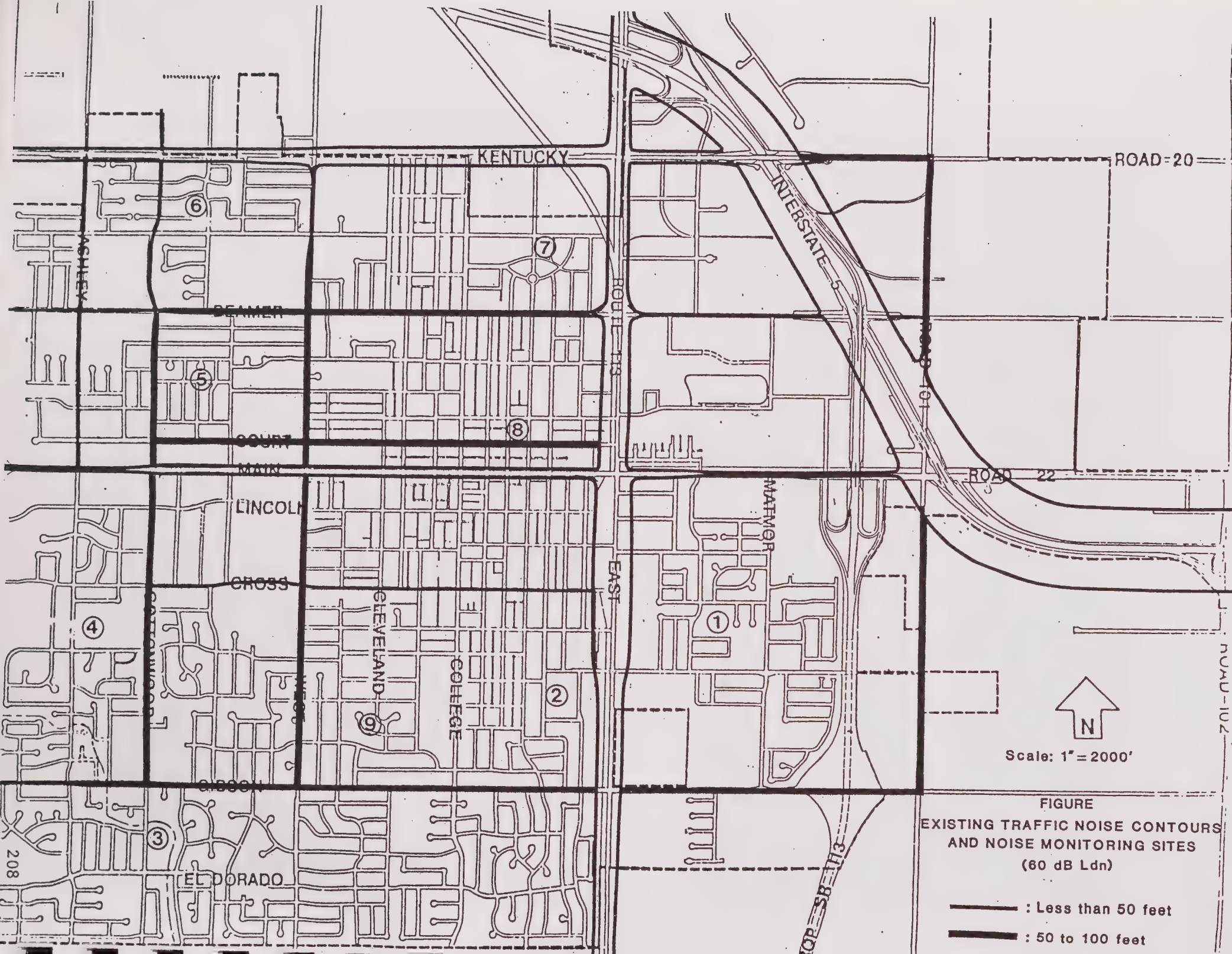
\* = Long-term monitoring site.

Ld = Leq during daytime hours (7:00 a.m. to 10:00 p.m.).

Ln = Leq during nighttime hours (10:00 p.m. to 7:00 a.m.).

The figure on Page 209 illustrates ambient noise levels at the long-term monitoring site over typical 24-hour weekdays. The noise level data collected at this backyard location illustrates the typical trend of elevated daytime noise levels as compared to nighttime noise levels.

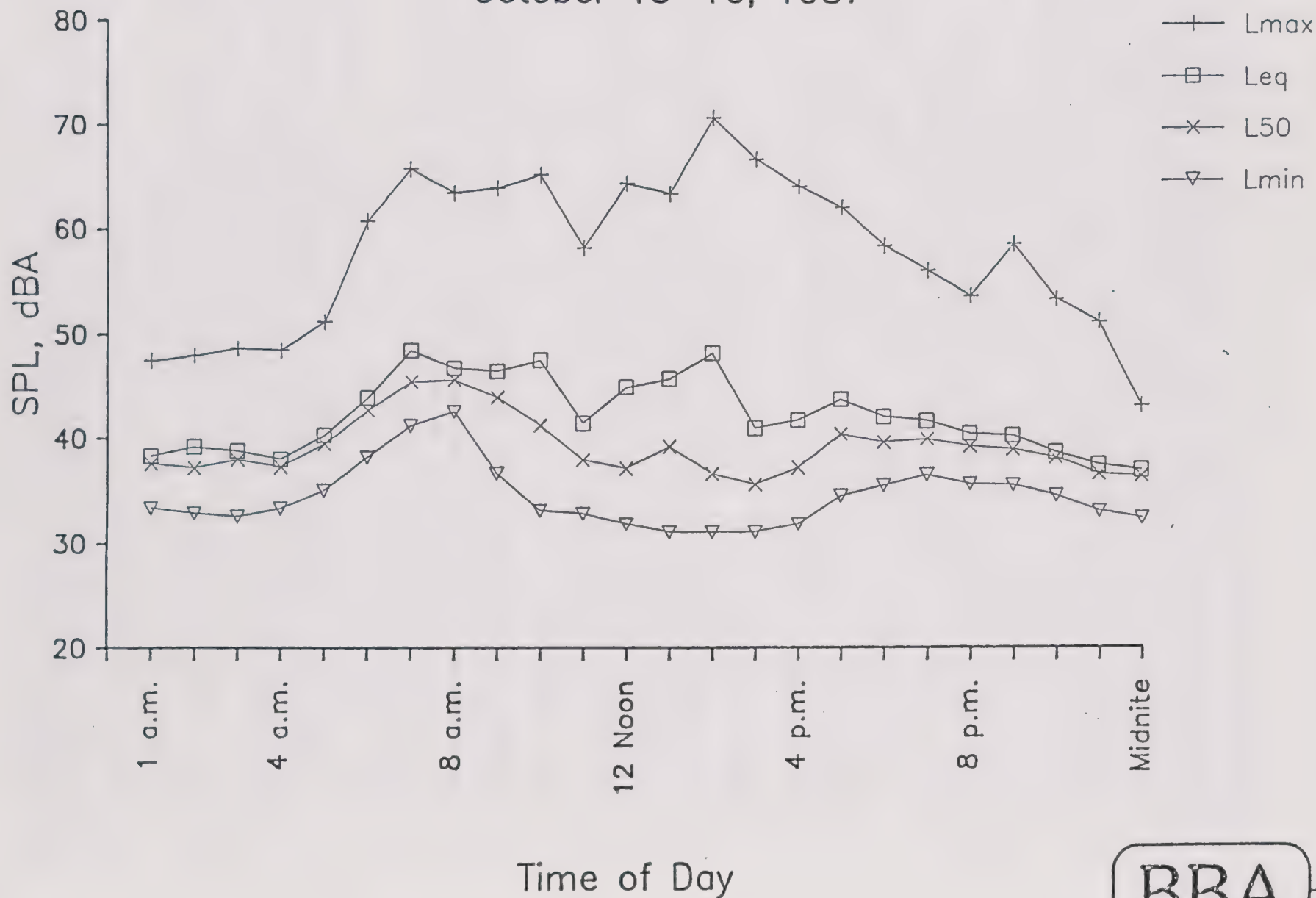






# Ambient Noise Levels: 209 Maedel Way

October 13-16, 1987



BBA

## Techniques for Noise Control

Any noise problem may be considered as being composed of three basic elements: the noise source, a transmission path, and a receiver. Local control of noise sources is practical only with respect to fixed sources (e.g., industrial facilities, outdoor activities, etc.), as control of vehicular sources is generally preempted by federal or state law. Control of fixed noise sources is usually best obtained by enforcement of a local noise control ordinance. The emphasis of noise control in land use planning is therefore placed upon acoustical treatment of the transmission path and the receiving structures.

The appropriate acoustical treatment for a given project should consider the nature of the noise source and the sensitivity of the receiver. The problem should be defined in terms of appropriate criteria (Ldn, Leq, or Lmax), the location of the sensitive receiver (inside or outside), and when the problem occurs (daytime or nighttime). Noise control techniques should then be selected to provide an acceptable noise environment for the receiving property while remaining consistent with local aesthetic standards and practical structural and economic limits. Fundamental noise control techniques include the following:

### Use of Setbacks

Noise exposure may be reduced by increasing the distance between the noise source and receiving use. Setback areas can take the form of open space, frontage roads, recreational areas, storage yards, etc. The available noise attenuation from this technique is limited by the characteristics of the noise source, but is generally 4 to 6 dBA per doubling of distance from the source.

### Use of Barriers

Shielding by barriers can be obtained by placing walls, berms or other structures, such as buildings, between the noise source and the receiver. The effectiveness of a barrier depends upon blocking line-of-sight between the source and receiver, and is improved with increasing the distance the sound must travel to pass over the barrier as compared to a straight line from source to receiver.

Barrier effectiveness depends upon the relative heights of the source, barrier and receiver. In general, barriers are most effective when placed close to either the receiver or the source. For maximum effectiveness, barriers must be continuous and relatively airtight along their length and height.

The attenuation provided by a barrier depends upon the frequency content of the source. Generally, higher frequencies are attenuated (reduced) more readily than lower frequencies. Railroad engines, cars and horns emit noise with differing frequency content, so the effectiveness of a barrier will vary for each of these sources.

Frequency analyses are necessary to properly calculate barrier effectiveness of noise from sources other than highway traffic.

There are practical limits to the noise reduction provided by barriers. For highway traffic noise, a 5 to 10 dBA noise reduction may often be reasonably attained. A 15 dBA noise reduction is sometimes possible, but a 20 dBA noise reduction is extremely difficult to achieve. Barriers usually are provided in the form of walls, berms, or berm/wall combinations. The use of an earth berm in lieu of a solid wall will provide up to 3 dBA additional attenuation over that attained by a solid wall alone, due to the absorption provided by the earth. Berm/wall combinations offer slightly better acoustical performance than solid walls, and are often preferred for aesthetic reasons.

Another form of barrier is the use of a depressed noise source location, such as depressed loading areas in shopping centers or depressed roadways. The walls of the depression serve to break line-of-sight between the source and receiver, and will provide absorption if left in earth or vegetative cover.

#### Site and Unit Design

Buildings can be placed on a project site to shield other structures or areas, to remove them from noise-impacted areas, and to prevent an increase in noise level caused by reflections. The use of one building to shield another can significantly reduce overall project noise control costs, particularly if the shielding structure is insensitive to noise. As an example, carports or garages can be used to form or complement a barrier shielding adjacent dwellings or an outdoor activity area. Similarly, one residential unit can be placed to shield another so that noise reduction measures are needed for only the building closest to the noise source. Placement of outdoor activity areas within the shielded portion of a building complex, such as a central courtyard, can be an effective method of providing a quiet retreat in an otherwise noisy environment. Patios or balconies should be placed on the side of a building opposite the patios to help shield sensitive uses.

Where project design does not allow using buildings or other land uses to shield sensitive uses, noise control costs can be reduced by orienting buildings with the narrow end facing the noise source, reducing the total area of the building requiring acoustical treatment.

The Data Base contains additional information on the details associated with these techniques including examples.

When structures have been located to provide maximum noise reduction by barriers or site design, noise reduction measures may still be required to achieve an acceptable interior noise environment. The cost of such measures may be reduced by placement of interior dwelling unit features. For example, bedrooms, living rooms, family rooms and other noise-sensitive portions of a dwelling can be located on the side of the unit farthest from the noise source.

Bathrooms, closets, stairwells and food preparation areas are relatively insensitive to exterior noise sources, and can be placed on the noisy side of a unit. When such techniques are employed, noise reduction requirements for the building facade can be significantly reduced, although the architect must take care to isolate the noise impacted areas by the use of partitions or doors.



## Building Design

In some cases, external building facades can influence reflected noise levels affecting adjacent buildings. This is primarily a problem where high-rise buildings are proposed, and the effect is most evident in urban areas, where an "urban canyon" may be created. Bell-shaped or irregular building facades and attention to the orientation of the building can reduce this effect.

## Noise Reduction by Building Facades

When interior noise levels are of concern in a noisy environment, noise reduction may be obtained through acoustical design of building facades. Standard residential construction practices provide 12-15 dBA noise reduction for building facades with open windows, and 20-25 dBA noise reduction when windows are closed. Thus a 20 dBA exterior-to-interior noise reduction can be obtained by the requirement that building design include adequate ventilation systems, allowing windows on a noise-impacted facade to remain closed under any weather condition.

Design of acoustical treatment for building facades should be based upon analysis of the level and frequency content of the noise source. The transmission loss of each building component should be defined, and the composite noise reduction for the complete facade calculated, accounting for absorption in the receiving room.

## Use of Vegetation

It is often supposed that trees and other vegetation can provide significant noise attenuation. However, approximately 100 feet of dense foliage (so that no visual path extends through the foliage) is required to achieve even a 5 dBA attenuation of traffic noise. Thus the use of vegetation as a noise barrier should not be considered a practical method of noise control unless large tracts of dense foliage are part of the existing landscape.

Vegetation can be used to acoustically "soften" intervening ground between a noise source and receiver, increasing ground absorption of sound and thus increasing the attenuation of sound with distance. Planting of trees and shrubs is also of aesthetic and psychological value, and may reduce adverse public reaction to a noise source by removing the source from view, even though noise levels will be largely unaffected. It should be noted, however, that trees planted on the top of a noise control berm can actually slightly degrade the acoustical performance of the barrier. This effect can occur when high frequency sounds are diffracted (bent) by foliage and directed downward over a barrier.

In summary, the effects of vegetation upon noise transmission are minor, and are primarily limited to increased absorption of high frequency sounds and to reducing adverse public reaction to the noise by providing aesthetic benefits.

## Sound Absorbing Materials

Absorptive materials such as fiberglass, foam, cloth and acoustical tiles or panels, are used to reduce reflections or reverberation in closed spaces.

Their use in exterior environmental noise control may reduce reflections between parallel noise barriers or other reflective surface. Maintenance of absorptive materials used outdoors is difficult, as most such materials are easily damaged by sunlight and moisture. Their application as an outdoor noise control tool is limited to special cases where the control of reflected noise is critical.

#### Land Use Compatibility Criteria

The noise standards in Table 3 are based upon the State Office of Noise Control Model Community Noise Control Ordinance, and are to be applied as performance standards for proposed industrial and commercial land uses and other land uses. Similarly, these noise standards are to be applied to determine whether a proposed noise sensitive use is compatible with an existing locally-regulated noise source.

Noise from single occurrences such as the passage of locomotives, heavy trucks or aircraft should be evaluated in terms of the maximum noise levels shown by Table 3. The maximum noise level created by such events may result in activity interference even though the cumulative noise exposure in terms of Ldn is within acceptable limits. The potential for sleep disturbance is usually of primary concern in such cases, and should be evaluated on a case-by-case basis.

#### IV. GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES

##### 1. Goals:

- 1.1 To ensure a high level of quality and safety in all community development.
- 1.2 To improve the quality of the environment.
- 1.3 To protect the citizens of Woodland from the harmful effects of exposure to excessive noise and to protect the economic base of Woodland by preventing the encroachment of incompatible land uses within areas affected by existing noise-producing uses.

##### 2. Objectives:


- 2.1 Provide for a better living environment for the residents of Woodland through an active awareness of sonic conditions.
- 2.2 Maintain and/or reduce the existing ambient sound levels in the City.
- 2.3 Prevent and suppress the intrusion of objectionable noise levels through the control of noise at its source, in its path and for the receiver. (Example: source/vehicular traffic; path/area between the source and receiver; point of reception/residential unit or the resident.)


TABLE 3


NOISE LEVEL PERFORMANCE STANDARDS  
FOR NEW PROJECTS AND DEVELOPMENTS


LAND USE	DAY-NIGHT AVERAGE LEVEL, $L_{dn}$					
	55	60	65	70	75	80
RESIDENTIAL-SINGLE FAMILY, DUPLEX, MOBILE HOMES						
RESIDENTIAL- MULTIPLE FAMILY						
SCHOOLS, CHURCHES, HOSPITALS						
OUTDOOR SPECTATOR SPORTS, PLAYGROUNDS, NEIGHBORHOOD PARKS						
GOLF COURSES, RIDING STABLES WATER RECREATION, CEMETERIES						
OFFICE BUILDINGS, PERSONAL, BUSINESS AND PROFESSIONAL						
COMMERCIAL- WHOLESALE, SOME RETAIL, INDUSTRIAL, MANUFACTURING, UTILITIES						

INTERPRETATION

 CLEARLY ACCEPTABLE

 NORMALLY ACCEPTABLE

 NORMALLY UNACCEPTABLE

 CLEARLY UNACCEPTABLE



- 2.4 Consider existing and anticipated noise levels in all land use decisions.
- 2.5 Ensure the enforcement of the State Vehicle Code regarding vehicular noise limits.

### 3. Polices:

- 3.1 To provide sufficient noise exposure information in the General Plan so that existing and potential noise impacts may be effectively addressed in the land use planning and project review processes.
- 3.2 To develop and implement effective strategies to abate and avoid excessive noise exposures in the city by requiring that effective noise mitigation measures be incorporated into the design of new noise-generating and new noise-sensitive land uses.
- 3.3 To protect areas within the city where the present noise environment is within acceptable limits.
- 3.4 To encourage information programs whose objectives are to provide an awareness of noise.
- 3.5 To maintain liaison with all transportation agencies regarding the means to reduce noise from existing facilities and to control noise through design and location of new facilities.
- 3.6 To ensure the enforcement of the City's noise ordinance, building code (insulation standards) and landscape ordinance (application for noise absorption).
- 3.7 To review all developments in proximity to noise sensitive areas in light of the noise such development may generate which would affect the ambient level. Review site selection for new noise sensitive facilities for compatibility with existing land uses.
- 3.8 To examine individually all new development located within the 65 dB(A)  $L_{dn}$  contours for exposure to noise, proposed land use, land uses adjacent to the site, and proposed methods to attenuate noise from outside sources.

### 4. Implementation Measures

- 4.1 Areas within the City of Woodland shall be designated as noise-impacted if exposed to existing or projected exterior noise levels exceeding 60 dB  $L_{dn}$ /CNEL or the performance stands of Table 3.
- 4.2 New development of residential or other noise sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels:

For noise due to traffic on public roadways, railroad line operations and aircraft: 60 dB Ldn/CNEL or less in outdoor activity areas, and interior noise levels to 45 dB Ldn/CNEL or less. Where it is not possible to reduce exterior noise due to these sources to 60 dB Ldn/CNEL or less by incorporating a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB Ldn/CNEL will be allowed. Under no circumstances will interior noise levels be permitted to exceed 45 dB Ldn/CNEL with the windows and doors closed.

- 4.3 When industrial, commercial land uses or other uses including non-transportation-related noise sources are proposed which would affect areas containing noise sensitive land uses, noise levels generated by the proposed use shall not exceed the performance standards contained within Table III.
- 4.4 Prior to approval of proposed development of residential or other noise-sensitive land uses in a noise-impacted area, an acoustical analysis shall be required. The Acoustical Analysis shall:
  - A. Be the responsibility of the applicant.
  - B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
  - C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
  - D. Include estimated noise levels in terms of Ldn/CNEL and/or the standards of Table 3 for existing and projected future (20 years hence) conditions, with a comparison made to the adopted policies of the Noise Element.
  - E. Include recommendations for appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
  - F. Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, a statement of overriding considerations for the project must be provided.
- 4.5 The City of Woodland shall develop and employ procedures to ensure that requirements imposed pursuant to the findings of an acoustical analysis are implemented as part of the project review and building permit processes. The appropriate time for requiring an acoustical analysis is as early in the project review process as possible so that noise mitigation may be an integral part of the project design.

- 4.6 The City of Woodland shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (UBC). Title 24 requires that an acoustical analysis be prepared for all new developments of multi-family dwellings, condominiums, hotels and motels proposed for areas within the 60 dB Ldn/CNEL contour of a major noise source for the purpose of documenting that an acceptable interior noise level of 45 dB Ldn/CNEL or below will be achieved. UBC Chapter 35 requires that common wall and floor/ceiling assemblies within multi-family dwellings comply with minimum standards for the transmission of airborne sound and structure-borne impact noise.
- 4.7 Noise barriers shall be required for all new residential developments adjacent to the Southern Pacific railroad main line, I-5 and the freeway route of Highway 113 and other roadways as needed. The purpose of the noise barriers shall be to shield noise-sensitive outdoor activity areas of the proposed developments. Property line noise barriers shall be provided for single-family residences. Patio and balcony barriers, "wing" walls or other methods of shielding may be employed for multi-family developments.
- 4.8 The design of noise barriers shall be of such a character as to avoid the appearance of a walled city. Landscaping, berming and space separation from source shall all be considered in developing the design of the barrier.
- 4.9 Proposed schools and preschools shall be required to demonstrate that childrens' outdoor play areas are adequately shielded or set back from adjacent residential developments to ensure compliance with the performance standards contained within Table III.
- 4.10 New equipment and vehicles purchased by the City of Woodland shall comply with noise level performance standards consistent with the best available noise reduction technology.
- 4.11 The City of Woodland shall actively enforce existing sections of the California Vehicle Code relating to adequate vehicle mufflers and modified exhaust systems.
- 4.12 The findings and specific policies of the Noise Element shall be incorporated into future revisions of performance standards for the City of Woodland Zoning Ordinance as appropriate.
- 4.13 The City of Woodland shall periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations enacted after the adoption of this Element.
- 4.14 Only development compatible within the Watts-Woodland Airport will be permitted on the lands surrounding the airport.





*Parks and Recreation*





## 2.8 PARKS AND RECREATION ELEMENT

- o The Woodland Parks and Recreation Department is responsible for providing Parks and Recreation facilities and recreation programs for the City.
- o The City has 12 neighborhood parks with a combined total of 61.35 acres.
- o Neighborhood park standards are as follows: see map labeled Neighborhood Park Service Area on page 220.
  - 1. Neighborhood parks should serve an area with a 3/8 mile radius with a total population not to exceed 3000 people.
  - 2. Neighborhood parks should be approximately 10 acres in size and reflect the recreational needs of the people it serves.
  - 3. Neighborhood parks should be developed adjacent to elementary schools where feasible.
- o Recreational facilities serve special user groups. Various playing fields and swimming pools provide areas for contests, leagues and special activities.
- o There are 9 recreation areas with 124 total acres that incorporate various recreational facilities.
- o The City Recreation Master Plan is adopted as part of this plan. The Recreation Master Plan indicates the need for the following neighborhood parks and recreation facilities: (See Future Park Sites Map on page 221.)
  - 1. Neighborhood parks in Planning Area "A" and "J".
  - 2. Facilities for soccer in Planning Area "I".
  - 3. Further development of Greenbelt Park in Planning Area "B".
  - 4. The need of water and sanitary facilities at Woodland Regional Park.
  - 5. The need for 3 adult softball fields and 4 soccer fields to be developed over the next five years to meet expected user demand.

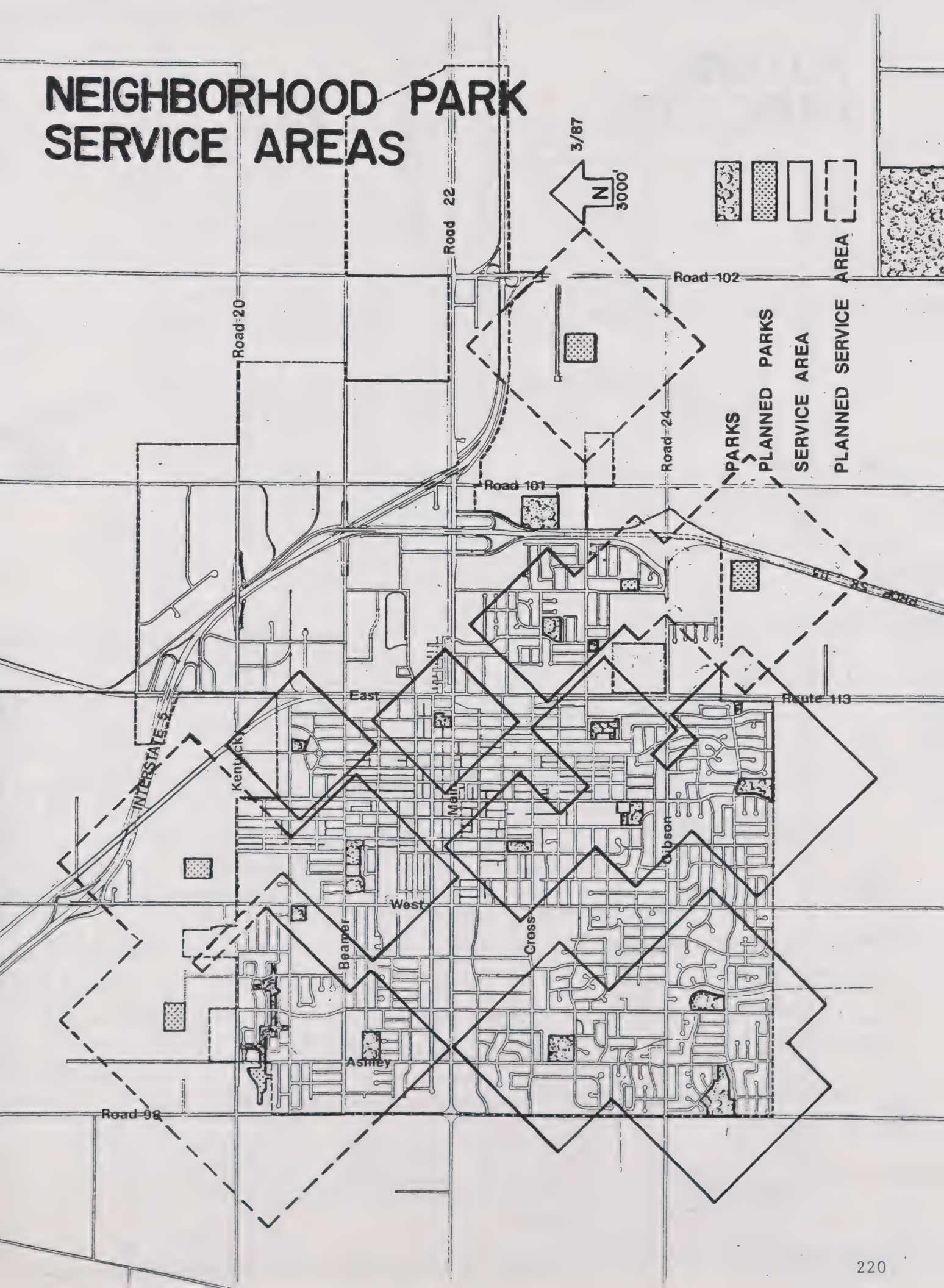
## SCENIC RESOURCES

- o Surface water bodies include Cache Creek north and east of the City. The creek runs adjacent to private lands and is undeveloped for scenic enjoyment. The Sacramento River runs along the Yolo County line 8 to 10 miles north and east of the City. There is limited river access by several county parks but much of the river is viewable from adjacent roadways.
- o Woodland does not have any official California State designated scenic highways. Highways designated within the region are:

1. State Highway 128 - Winters to Lake Berryessa
2. State Highway 16 - Capay to Colusa County
3. River Road - Knights Landing to Sutter Slough

- o Tree-lined streets within the City provide a number of scenic corridors. The area within the Walking Tour of Historic Woodland is recognized as a local scenic corridor.

# NEIGHBORHOOD PARK SERVICE AREAS





# FUTURE PARK SITES



## GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES

### 1. Goals

- 1.1 To develop a wide range of park and recreation facilities and activities which meet the needs of citizens of all ages.
- 1.2 To provide for a range of services to maintain an acceptable quality of life for all community residents.
- 1.3 To improve the quality of the environment.

### 2. Objectives

- 2.1 Provide a variety of parks and facilities to serve the needs of the community, individual neighborhoods and special recreational interests.
- 2.2 Study the overall needs of the City for parks and recreation and plan for the acquisition and development of park areas that are consistent with the City's General Plan.
- 2.3 Continue and expand recreational programs and activities.
- 2.4 Ensure the optimum use of all public recreational facilities.
- 2.5 Have commercial recreational facilities within the Woodland area which will supplement the City's parks and recreation facilities.
- 2.6 Develop greenbelts as an integral part of the City-wide park system.
- 2.7 Develop a community center in the downtown area which incorporates cultural arts and civic facilities.
- 2.8 Provide for the safety of the public and security of the facilities within the park system.
- 2.9 Establish a general standard of one acre for all parks and other public open space areas per one hundred residents.
- 2.10 Develop an Arts in Public Policy to introduce more opportunities for visual and performing arts.

### 3. Policies

- 3.1 To continue the development and expansion of the park system.
- 3.2 To adopt and apply the following specific standards in development of the park facilities:

### 3.2.1 Community park

Size Range: 25 to 40 acres  
Population to be served: 25,000 people  
Service Area: 1 mile

### 3.2.2 Neighborhood Park:

Size Range: 5 to 10 acres  
Population to be served: 3,000 people  
Service Area: 1/4 to 3/8 mile

### 3.2.3 Mini-Park:

Size Range: Up to 2 acres

- 3.3 To incorporate into park and recreation planning the needs of all age groups, the handicapped and special interest groups.
- 3.4 To encourage all agencies actively providing recreational programs and activities.
- 3.5 To encourage continued citizen participation in park and recreation planning through the Parks and Recreation Commission.
- 3.6 To continue the joint use and maintenance agreement with the School District for the utilization of parks and school facilities.
- 3.7 To cooperate with the public and quasi-public agencies in the joint utilization of facilities.
- 3.8 To cooperate with the County of Yolo in the development of a regional park system.
- 3.9 To encourage the establishment of commercial recreational facilities within the Woodland area.
- 3.10 To provide for a linear park system of greenbelts, bicycle paths and pedestrian walkways which link the City park facilities.
- 3.11 To actively support the establishment of a community center in the downtown area to meet both the civic and cultural needs of the community.
- 3.12 To provide policing and supervision of park areas to protect the rights of the users of the parks and to reduce vandalism.
- 3.13 To investigate a possible joint use and maintenance agreement with Yuba College when the new campus is completed.
- 3.14 To provide adequate funding for the operation and maintenance of City park and recreation facilities through the use of maintenance districts or other permitted fee collecting mechanisms.



- 3.15 To actively encourage and participate in the provision of safe and quality child care facilities for children of all ages.

4. Implementation Measures

- 4.1 The Parks and Recreation Commission will continue to serve in its advisory capacity to the City Council providing citizen input in the planning of park and recreation facilities.
- 4.2 The Parks and Recreation Commission will establish a Cultural Arts Advisory Committee to coordinate and develop the visual and performing arts in the community.
- 4.3 Pursue a land acquisition program utilizing the various means outlined in Section IV of the text of the Parks and Recreation Element.
- 4.4 The Parks and Recreation Department will conduct regular surveys to determine specific recreation needs of all age groups, the handicapped and special interest groups; i.e., tots, teens, senior citizens, swimmers, baseball players, artists, ethnic groups, etc.
- 4.5 The Parks and Recreation Department will use all available communication media to publicize recreational facilities and programs.
- 4.6 The Parks and Recreation Department will maintain a master calendar of all recreation activities and programs including those sponsored by the City, schools, private groups or quasi-public groups in order to provide for coordination of activities.
- 4.7 Expand the recreation program to provide activities throughout the year and to include such activities as traveling park programs, puppet shows, clay modeling classes, etc.
- 4.8 Expand recreation programs to provide active and passive indoor recreation activities.
- 4.9 Construct an indoor recreation facility for sports and leisure activities and classes for all ages.
- 4.10 Provide areas for noise producing recreational activity such as mini-bikes, motorcycles and other off-road vehicles.
- 4.11 The Parks and Recreation Department will coordinate with the School District and Yuba College in the planning and development of school-park sites to avoid the duplication of facilities.
- 4.12 Enter into an agreement with the State of California and the 40th District Agricultural Association for the use of the County Fairgrounds.

- 4.13 Cooperate with the County of Yolo in determining joint uses where appropriate for the Gibson House and property.
- 4.14 Special considerations should be given to the downtown area:
- Develop mini-parks as resting spots and open space areas
  - Provide public restrooms
  - Pursue an aggressive program of street planting
  - Establish a community center facility for civic and cultural use
  - Consider the utilization of existing structures to supplement the community center such as meeting rooms, galleries, workshops, etc.
- 4.15 Develop adequate security for the park system.
- 4.16 Improve restroom facilities in existing parks.
- 4.17 Consider the following factors in the design of parks:
- Safety
  - Security
  - Maintenance
  - Accessibility
  - Landscaping complimentary to the surrounding environment
  - Travel distance of users
  - Passive vs. active use areas
  - Restroom facilities
  - Citizen input
  - Adequate off-street parking
- 4.18 The Parks and Recreation Department will review the possibility of private concessionaires operating in public parks.
- 4.19 Utilize citizen resources such as teachers, parents, senior citizens and youth groups, more effectively within park and recreation programs.
- 4.20 Encourage the service clubs of the City to participate in the development and improvement of City parks and recreation facilities.
- 4.21 Provide senior citizen facilities at neighborhood parks and/or within any proposed civic center.
- 4.22 Encourage cooperative child-care to allow parents of young children to participate in recreation programs.
- 4.23 Sponsor where necessary child care programs for summer and after school care for school age children.
- 4.24 Incorporate concepts of bikeways into the Circulation Element of the General Plan.

- 4.25 The Parks and Recreation Department, in their land acquisition programs, should research the acquisition of land in future phases for a community or city-wide park.
- 4.26 Continue to develop the City dump site as a recreation area.
- 4.27 Install new lighting and improve existing lighting in recreation areas for security purposes and extended facility use.
- 4.28 The following specific site and facility recommendations have been made to meet the recreation needs of the community. Each of these should be further investigated by the Parks and Recreation Department, in conjunction with the Parks and Recreation Commissions, to determine the priority and means of implementation:

4.28.1 Site Recommendations:

- Ballpark in the south area of the City
- Utilize borrow pits for mini-bike trails
- Greenbelt around the City of Woodland/or General Plan area
- Use of alleys and drainage canal areas for bikeways
- Park or recreation facility near Yolano Village
- Community Center in the downtown core area

4.28.2 Facilities:

- Golf course
- Skating rink
- Miniature golf course
- Car racing tracks
- Group picnic areas
- Amphitheater for plays and band concerts
- Outdoor dance areas
- Open playfields and lawn areas
- Natural or nature area
- Quiet areas within parks
- Animal farm or zoo
- Vegetable garden area
- Install lights on the high school tennis courts
- Measured mile for joggers
- Soccer and rugby fields
- Skeet and trap shooting areas
- Rifle and archery ranges
- Lawn bowling, bocce ball courts
- Horseshoe pits
- Croquet areas
- Youth Center
- Additional youth ball diamonds

- 4.29 Consult with the Air Pollution Control Officer during site selection phases to determine potential air quality problems particularly for sites adjacent to heavily traveled roadways.



- 4.30 Consider various funding mechanisms for operation and maintenance of park and recreation facilities.
- 4.31 Work closely with the Redevelopment Agency to determine the appropriate location for a Community Center in the downtown core area.
- 4.32 Require Specific Plans and individual development proposals to determine the feasibility of a linear park system of greenbelts, bicycle paths and pedestrian walkways which link the City Park facilities.

*Historic*





## 2.9 HISTORIC PRESERVATION ELEMENT

- o The City of Woodland has experienced a long and steady period of growth as a self-sufficient center of County government, agriculture, manufacturing and warehousing.
- o In 1862 Woodland became the Yolo County seat. In the years following Woodland experienced:

Residential subdivisions and a number of City annexations of surrounding agricultural land for City expansion.

The introduction of rail and road transportation networks to serve the community.

The placement and building of water, sewer, storm drainage, electrical, gas, telephone and cable television systems.

- o Woodland has benefitted from:

The historical success of the agricultural industry by serving as a center for banking, commerce, education and the invention and manufacturing of farm equipment.

At the turn of the 20th Century, prominent architect William Weeks designed and helped build a number of civic buildings and houses. His local influence and a growing community helped to attract a number of talented designer-builders who gave Woodland a number of beautiful examples of early 20th Century American architecture.

Over the years, the replacement of native oaks with varying species of shade trees has provided the City with an abundance of tree-lined streets. This tradition has encouraged a City-wide awareness, interest and pride in public and private landscaping.

The post-California Gold Rush era brought interest in farming in the Central Valley and attracted a number of different nationalities into the Woodland area. Farmers and farm workers, shopkeepers and businesspersons brought with them cultural attributes, customs and traditions that have contributed to the mosaic of society in the City of Woodland.

Historically, Woodland has been a well-planned City. In 1937, a City Planning Commission was created. A Zoning Ordinance was developed and adopted in 1938. The ordinance was revised in 1949, 1963, 1974 and completely re-written in 1983. A General Plan was first adopted by the City in 1958 and underwent major review in 1962, 1967 and 1970. A new General Plan was adopted in 1979 following a five-year study and review process.

An extensive history of the City may be found in the Data Base document.

- o The City will continue to have a balanced economy with county government, agriculture, warehousing and light manufacturing as Woodland's basic industries.
- o The City will continue to encourage the restoration and maintenance of historic and cultural buildings, signs, sites and open space areas.
- o The City will continue to phase development based on available services and need.
- o The City will continue to have a balance of land uses between residential, commercial and industrial uses.
- o The City will continue its tree planting and maintenance program.
- o The City will continue its image as a City of Homes and the City of Trees.
- o The City will continue to document and nominate where appropriate historic sites and buildings. (See Areas of Historic Interest Map on page 230).
- o The City will preserve the historic features of Downtown Woodland enacting where feasible Historic Preservation Districts.

#### GOALS, OBJECTIVES, POLICIES, IMPLEMENTATION MEASURES

##### 1. Goals

- 1.1 To preserve and enhance the historic features of the Woodland area.

##### 2. Objectives

- 2.1 Establish historic areas for the restoration and preservation of those districts, buildings and sites in Woodland which are of historic, cultural and/or architectural significance.
- 2.2 Encourage the preservation of individual structures and building groups to enhance attractive visual street scenes.
- 2.3 Formulate methods of providing public education concerning historic and architectural preservation.

##### 3. Policies

- 3.1 To use regulations, persuasion and imagination to initiate a program to assist in the identification, preservation, rehabilitation and maintenance of buildings, areas, places or events that are considered historic or of cultural and/or architectural significance including the surrounding open space.



# AREAS OF HISTORIC INTEREST

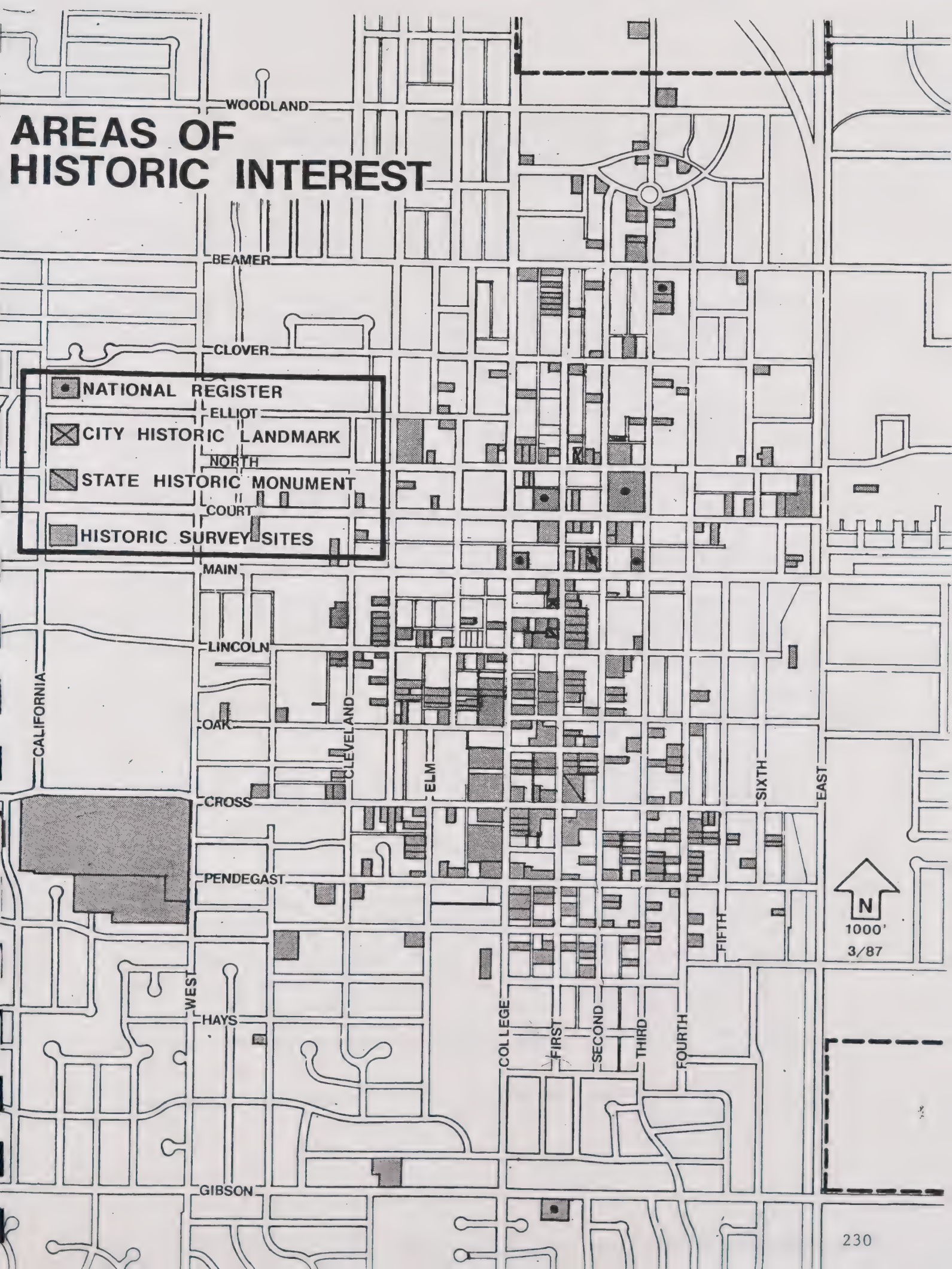
NATIONAL REGISTER

CITY HISTORIC LANDMARK

STATE HISTORIC MONUMENT

HISTORIC SURVEY SITES

ELLIOT  
NORTH  
COURT



N  
1000'  
3/87



- 3.2 To continue to cooperate with the County in the further development of the Gibson Mansion Historic Museum and the preservation of the grounds.
- 3.3 To give highest restoration priority to those buildings and open space areas identified as having historic, cultural or architectural significance that are in imminent danger of decay or demolition.
- 3.4 To encourage federal, state and local governments as well as financial institutions and private citizens to provide loans for refurbishing historical buildings and restoring artifacts and memorabilia.
- 3.5 To encourage legislation to provide incentives for maintaining and enhancing structural stability and aesthetic value of significant structures.
- 3.6 To promote the revitalization of downtown structures through conversion, when feasible, into functional commercial buildings.
- 3.7 To encourage local citizens to cooperate in a campaign to identify and publicize the significance of historical sites and buildings.
- 3.8 To identify and preserve trees and vegetation which have historic significance to the Woodland area.

#### 4. Implementation Measures

The duties of the Historical Preservation Commission in overseeing historic preservation activities in the Woodland community include:

- Establishing criteria.
- Taking a leading role in establishing historic areas.
- Studying methods and promoting the establishment of means to encourage historic preservation.
- Coordinating historic preservation efforts.

The following implementation measures are recommended to be carried out by the Commission in cooperation with agencies, organizations and other special interest groups and individuals concerned with historic preservation.

- 4.1 Develop criteria for designating architecturally and historically significant structures and areas, recognizing the potential significance of more recent structures.
- 4.2 Prepare and update an inventory of historic structures, sites, trees and vegetation.
- 4.3 Recommend historical designation for those areas or sites within the City which meet the established criteria.

- 4.4 Provide the framework for restoration, preservation and enhancement of historical areas such as the following:
  - 4.4.1 Old Downtown Area: Elm Street to Third Street along Main Street and including Dead Cat Alley.
  - 4.4.2 College Street to Second Street from Bartlett Avenue to Main Street.
  - 4.4.3 Beamer Park Area: from Woodland Avenue south to Beamer Street.
  - 4.4.4 Second Street to College Street along North Street.
  - 4.4.5 Third Street between Beamer Street and Main Street.
- 4.5 Give special attention to the Woodland Opera House, one of Woodland's most unique historic structures, to ensure its complete restoration as a functioning community theater.
- 4.6 Assist in achieving recognition for those buildings and areas which qualify for inclusion in State and National Registers.
- 4.7 Investigate financial means for the preservation and restoration of structures including the use of property tax incentives, revolving funds and formation of improvement groups.
- 4.8 Provide an architectural review of new developments and of exterior alterations to existing structures in the designated historical areas.
- 4.9 Review all building or demolition permits for buildings either designated historic or within the historical areas to ensure, where feasible, the preservation of these historic facilities.
- 4.10 Support and document the Woodland area's historic importance in California agriculture through the use of displays and historical records.
- 4.11 Seek State support for the development of an agricultural implements museum.
- 4.12 Establish a history week, in conjunction with the City's incorporation date, sponsored by civic organizations and by City government as well as schools, concentrating on particular events of historic interest.
- 4.13 Review all applications for uses in Neighborhood Preservation Zone/Transition Overlay Zone areas as defined in the Land Use Element to insure compatibility with historic properties in the area and conformance to the historic nature and architecture of the building in consideration.







U.C. BERKELEY LIBRARIES



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